



Restricted Occupancy Overlay (ROO): CSAN Recommendation

The College Station City Council is considering approval of an ordinance that would empower residents to vote to limit occupancy in their own subdivision phase to no more than two unrelated people. CSAN strongly supports approval. We've posted a short video at CSANtx.org summarizing the reasons why this is needed.

Many college towns of our size have set aside areas where occupancy is restricted, including eight of our SEC competitors. Bryan established this ordinance fourteen years ago. We are not unique in seeking this now; we are unique in not having already done so.

The issue university towns have responded to is quite fundamental: students and families simply want very different lifestyles. No combination of behavioral rules or code enforcement effort by the city will change the basic lifestyle many students will pursue. Further, the education and enforcement effort must be repeated with each new rotation of students. When students move into a neighborhood, families will eventually leave and new families will not buy.

Parents want to live on a street where they feel it's safe for young children to play and socialize. They want to connect through their children and schools to make life-long friends. Street by street, they cultivate a "village" raising their children. Neighbors who want the same thing have worked and saved for years. This is the lifestyle they desire, and it's what was trusted they would have when they invested. The overlay would help protect that investment.

The empowerment to obtain this overlay is very local as a phase is usually less than 4 streets or 40 houses. By design, the City Council is attempting to ensure the ordinance has no significant effect on the availability of student housing or rental investors. Very few phases with many 4-unrelated rentals will be able to obtain the required vote for the overlay, and existing rentals will likely be protected by generous grandfathering provisions.

A 30-page study is posted at CSANtx.org with far more background information. This may be particularly useful to those who feel their neighbors may want to pursue this option. Page 3 summarizes the key considerations, and page 5 describes the ordinance in more detail.

There are many arguments being made for and against the ordinance. The central issue can get lost in the debate: **families do not want the same lifestyle as students**. Neither is bad, they are simply incompatible. **College Station does not lack places students can live, we lack places reserved for families.**

Please contact your city leadership to express your support for approval of an ordinance that will empower neighborhoods to make this decision for themselves.



City Council

Mayor Karl Mooney kmooney@cstx.gov

Bob Brick rbrick@cstx.gov

John Crompton jcrompton@cstx.gov

Linda Harvell lhavell@cstx.gov

John Nichols jnichols@cstx.gov

Dennis Maloney dmaloney@cstx.gov

Planning and Zoning Commission

Dennis Christensen dlcdlc@suddenlink.net

Elizabeth

Cunha cunhaforcitycouncil@gmail.com

Joe Guerra JGuerra4council@gmail.com

Bill Mather bill@gridre.com

Jeremy

Osborne jeremy.osborne@me.com

Bobby Mirza bobby@theisaacteam.com

Staff Planner

Jade Broadnax jbroadnax@cstx.gov