

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Director
DATE: September 10, 2018
SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Light Industrial District (LI) to Old Town Mixed Use Two District (OTMU2); on Approximately 0.172 Acres, Legally Described as a Part of Block 7, Kealy Addition and Located at the Southwest Corner of East Walters Street and Harris Street; as Requested by Randi Rivera, G&A Consultants, LLC on Behalf of Benny Jafari and Henry Rahmani, XMPK, LLC the Property Owner. (Case No. PZ-2018-06-05).**

BACKGROUND

The property is located at the southwest corner of E Walters Street and Harris Street. This vacant lot is currently zoned Light Industrial (LI). Two residential homes on the property were demolished around 2012. Since then, there have been a few inquiries about developing the property for various commercial uses, but it remains vacant. The applicant purchased the property with plans to build four townhomes. The first step to develop the property is zoning it Old Town Mixed Use Two District (OTMU2) as indicated in the Old Town Master Plan adopted in 2003.

ANALYSIS

The proposed zoning to OTMU2 complies with the Old Town Master Plan. The desired townhomes are a permitted use in the OTMU2 District. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting on August 7, 2018.

Proposed Development

The applicant has provided a concept plan of how he intends to develop the property. However, this is a straight zone change request and the concept plan is not binding. The next steps for the applicant will be an Old Town Development Plan and a replat. The concept is four attached townhomes with front facing garages. The units will be approximately 2,250 square feet or more. The proposed floor area exceeds the minimum of 1,200 square feet. The buildings will be two stories and will feature two car garages on the first floor with driveways facing Harris Street.

For the proposed concept to work, a variance will be required from the Zoning Board of Adjustment with the Old Town Development Plan and Plat:

- a) to allow reduction of the required rear setback from six and a half feet to three feet

Due to the limited size of the lot and substantial right-of-way dedication required, staff has no objection to the requested variance. If the variance is approved, the applicant can proceed with this concept. If the variance is denied, then the applicant can either revise the townhome plan or proceed with any other allowed use permitted in the OTMU2 District.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the ordinance as set forth in the caption above.