

MEMORANDUM

TO: Donna Barron, City Manager
FROM: Richard E. Luedke, Planning Director
DATE: September 10, 2018
SUBJECT: **Public Hearing: Consideration of a Zone Change Request From Single Family Residential District (R-7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.614 Acres, Legally Described as All of Lots 5 & 6, and Part of Lots 11 & 12, Block 3, O.B. Dick Subdivision, Located at 421 South Cowan Street; as Requested by Paul Poteet, of Liberation Development Investments, on Behalf of Jerry D. Tiner, the Property Owner. (Case No. PZ-2018-08-07).**

BACKGROUND

The 0.614-acre property is located on the Southwest corner of Hickory Street and South Cowan Avenue. The property is zoned Single Family Residential (R-7.5) and currently houses a radiator shop. The applicant is seeking to develop townhouses on this property. 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 proposed townhomes are a permitted use in the OTMU2 District. The subject property is adjacent to a Local Commercial (LC) zoned property to the south and Single Family Residential (R-7.5) to the west. 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 plans to build twelve townhomes on the property. The Old Town Mixed Use 2 zoning district allows for townhomes provided that no more than nine dwelling units are attached in one continuous row. Design of the townhomes will be required to go before the Old Town Design Review Committee for approval should the zone change request be approved. The proposed zone change is in compliance with the Old Town Master Plan which was adopted in 2003.

RECOMMENDATION

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