

## **MEMORANDUM**

**TO:** Donna Barron, City Manager  
**FROM:** Richard E. Luedke, Planning Manager  
**DATE:** December 3, 2018

**SUBJECT: Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential (R-7.5) to Old Town Mixed Use Two District (OTMU-2); on Approximately 0.304 Acres, out of the J.W. King Survey, Abstract 696 and Located on the Northeast Corner of Elm Street and Milton Street at 235 Elm Street as Requested by Douglas L. Arthur the Property Owner. (Case No. PZ-2018-11-14).**

### **BACKGROUND**

The property is located at the northeast corner of Elm Street and Milton Street. This vacant lot is currently zoned Single Family Residential (R-7.5). The parcel previously contained a single-family residence and several accessory buildings. The home was demolished in 2017, but several of the accessory structures remain on the property. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 6, 2018.

### **ANALYSIS**

The property is surrounded by a mix of uses and zoning districts. Immediately to the north is a single-family residence zoned Single-Family Residential (R-5). To the west are townhomes zoned Multi-Family 1 (MF-1). Across Milton Street are two homes; one zoned Office District (OD) and one zoned (R-7.5). Across Elm Street is an office development zoned General Business (GB), a home zoned (R-7.5) and Shepard's House Church zoned (R-7.5).

The applicant envisions building an office or possibly a mixed-use building with office on the ground floor and residential above. The first step to develop the property is zoning it Old Town Mixed Use Two District (OTMU-2) as indicated in the Old Town Master Plan adopted in 2003. The next steps to development would be an Old Town Development Plan and final plat. Any development on the property will require a Letter of Design Approval from the Old Town Design Review Committee.

### **RECOMMENDATION**

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