



Legislation Details (With Text)

File #:	18-0332	Version:	1	Name:	
Type:	Zoning Ordinance	Status:		Public Hearing	
File created:	9/19/2018	In control:		City Council	
On agenda:	10/1/2018	Final action:			
Title:	Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single Family Residential District (R-7.5) To Mixed-Use District (MU) with Six Associated Variances Regarding Driveway Spacing, Stacking, Turn Lanes, Water Lines, Screening and Building Materials; on Approximately 1.141 Acres, out of the John W. King Survey, Abstract Number 696, Located on the West Side of Mill Street, North of West College Street and South of Stuart Street; as Requested by Randi Rivera, G&A Consultants, on Behalf of Henry Rahmani, TSMJV, LLC, the Property Owner. (Case No. PZ-2018-09-11).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Memo, 2. Location Map, 3. Aerial Map 600, 4. Aerial Map 300, 5. R-7.5, 6. MU, 7. Draft P&Z Minutes, 8. Application, 9. Narrative Letter, 10. Variance Request Letter, 11. Variance Exhibit, 12. Mill Street ROW Exhibit, 13. Ordinance, 14. Ordinance Exhibit A, 15. Ordinance Exhibit B				

Date	Ver.	Action By	Action	Result
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Public Hearing: Consideration of an Ordinance Granting a Zone Change From Single Family Residential District (R-7.5) To Mixed-Use District (MU) with Six Associated Variances Regarding Driveway Spacing, Stacking, Turn Lanes, Water Lines, Screening and Building Materials; on Approximately 1.141 Acres, out of the John W. King Survey, Abstract Number 696, Located on the West Side of Mill Street, North of West College Street and South of Stuart Street; as Requested by Randi Rivera, G&A Consultants, on Behalf of Henry Rahmani, TSMJV, LLC, the Property Owner. (Case No. PZ-2018-09-11).

ADMINISTRATIVE COMMENTS:

The applicant is proposing a five-story mixed use building along Mill Street with retail/restaurant space on the ground floor and condos above. A second condo building containing three units is designed to resemble townhomes to help transition to the existing single-family homes to the west. Six variances are requested: a) to not require a right turn lane on Mill Street and College Street; b) to reduce the 50-foot driveway spacing along College Street to 38.5 feet; c) to reduce the 40-foot driveway stacking requirement to a range of 18.0 feet to 14.6 feet; d) to allow a six-foot board on board wood fence in lieu of required six-foot masonry screening; e) to allow a public water line to be installed under pavement with the property owner responsible for pavement repair or replacement after any future work on the water line; and f) to allow for a material deviation for the western condo building consisting of 22% brick/stone and 78% wood or fiber cement board siding. The Planning and Zoning

Commission recommended unanimous approval (6-0) of the zone change request at their September 18, 2018 meeting with a condition that the required traffic impact analysis (TIA) also evaluate the proposed driveways along Stuart Street.

RECOMMENDATION:

That the City Council approve the zone change and six associated variances as set forth in the caption above with the condition that the required traffic impact analysis (TIA) also evaluate the proposed driveways along Stuart Street and with the condition that the property owner be responsible for pavement repair or replacement after any future work on the water line.

AVAILABLE FOR QUESTIONS: Richard E. Luedke, Planning Director