



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: Mohr/Texas Avenue Rezoning - Zoning Map Amendment (Case #142-2020)

Executive Summary

Approval will rezone several parcels along Texas Avenue from R-1 and R-2 zoning to M-OF zoning.

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of Kenneth and Becky Mohr (owners), seeking approval to rezone 4 lots along East Texas Avenue from R-1 (One-family Dwelling) and R-2 (Two-family Dwelling) to M-OF (Mixed use-Office). The 2.56-acre property is located on the north side of Texas Avenue, approximately 650 feet west of Providence Road, and includes addresses 13, 103, 105, and 107 E Texas Ave.

The Planning and Zoning Commission considered this request at their August 6, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission requested clarification on additional landscaping that would be required, and height restrictions for new buildings constructed in proximity to R-1 zoning. The Commission also inquired if the property owners had a plan for redeveloping the site to which staff and the applicant's agent responded they do not currently have plans for the site.

Following additional discussion, a motion to approve the rezoning passed (7-1). The Commissioner who voted against the request was concerned with the speculative nature of the request and the potential loss of housing.

The Planning Commission staff report, locator maps, zoning graphic, permitted use table with M-OF highlighted, Comprehensive Plan Appendix Excerpt, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the request to rezone four parcels along Texas Avenue from R-1 and R-2 to M-OF as recommended by the Planning and Zoning Commission.