



Legislation Details (With Text)

File #:	16-1913	Version:	4	Name:	Ordinance - Public Hearing Continuation and Second Reading on an Ordinance for Zoning Change from C-1 to PD for Professional Office on Approximately .33 Acres, Located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)
Type:	Ordinance	Status:			Passed
File created:	6/29/2016	In control:			City Council
On agenda:	8/22/2016	Final action:			8/22/2016
Title:	Ordinance - Third and Final Reading on an Ordinance for Zoning Change from C-1 to PD for Professional Office on Approximately .33 Acres, Located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)				
Sponsors:	Joe Smolinski, Felix Wong				
Indexes:					
Code sections:					
Attachments:	1. Maps & Supporting Info, 2. Exhibit A, 3. Exhibit B - Site Plan, 4. Existing Structure, 5. Ordinance				

Date	Ver.	Action By	Action	Result
8/22/2016	4	City Council	Approved on Third And Final Reading	Pass
8/8/2016	2	City Council	Approved on Second Reading	Pass
7/25/2016	1	City Council	Approved on First Reading	Pass
7/11/2016	1	City Council	Postponed	Pass

Ordinance - Third and Final Reading on an Ordinance for Zoning Change from C-1 to PD for Professional Office on Approximately .33 Acres, Located at 500 S. Main Street; Eubanks Appraisals (ZC#16-004)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on June 20, 2016 and voted by 5-0 to recommend approval. Commissioners Knight and Polozola were absent.

The applicant intends to occupy the building as a real estate appraisal office. Despite the current C-1 zoning, the property has been occupied as a single-family residence. The applicant is requesting the following modifications to accommodate the office use and related parking:

- Reduce the landscape buffer width bordering the adjacent residential lots from 20' to 3.5'
- Substitute the 8' masonry screening wall bordering the adjacent residential lots with a 6' board-on-board wood fence
- Maintain the existing wood siding structure in lieu of providing a masonry structure

There is no immediate plan for on-site signage; however if signage is needed in the future, it will comply with C-1 sign requirements.

This project is a good example of adaptive reuse of an existing residential structure by a low-intensity

commercial use on the edge of a neighborhood in Historic Mansfield.

Felix Wong, Director of Planning
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