



## Legislation Details (With Text)

<b>File #:</b>	18-2679	<b>Version:</b>	3	<b>Name:</b>	Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residence Use on Approximately 0.41 Acres Being a Portion of Block 36A, Original Town of Mansfield, Located at 508
<b>Type:</b>	Ordinance	<b>Status:</b>			Second Reading
<b>File created:</b>	3/28/2018	<b>In control:</b>			City Council
<b>On agenda:</b>	7/23/2018	<b>Final action:</b>			7/23/2018
<b>Title:</b>	Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residence Use on Approximately 0.41 Acres Being a Portion of Block 36A, Original Town of Mansfield, Located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)				
<b>Sponsors:</b>	Shelly Lanners, Art Wright				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ordinance, 2. Maps and supporting information, 3. Exhibits A and B, 4. Deviation Table, 5. Letter of Request, 6. Letter Requesting Withdrawal				

Date	Ver.	Action By	Action	Result
7/23/2018	3	City Council	Withdrawn	Pass
4/23/2018	2	City Council	Postponed	Pass
4/9/2018	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing Continuation and Second Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 to PD for Single-Family Residence Use on Approximately 0.41 Acres Being a Portion of Block 36A, Original Town of Mansfield, Located at 508 W. Kimball Street; Ben Hartman (ZC#18-006)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on March 19, 2018, and voted 7-0 to recommend approval.

### **First Reading**

The applicant is requesting to rezone the property from SF-7.5/12 to PD for a single-family residence. The property is located at the western edge of the Original Town of Mansfield. The PD proposes one single-family house with a 2-story accessory building accommodating a garage/workshop and game room. The proposed development plan will require deviations to the City's standard residential regulations described in the attached Deviation Table. The deviations are based on the SF-12/22 regulations, the closest standard zoning district to the proposed lot and house size.

In keeping with the architectural characteristics of the historic downtown area, the applicant is proposing a two-story house with bungalow style features such as tapered columns on the front porch and cementitious siding to resemble planking. The accessory structure will match the house. The applicant has included several design elements that complement the Historic Mansfield redevelopment efforts. Some of those include:

- Front porch closer to the street
- Garage access and parking at the rear of the property
- Limited masonry façade in favor of cementitious siding

The above design elements are intended to make the new homes more in keeping with the existing residential structures in Historic Mansfield.

**Second Reading**

The applicant has requested that this zoning change be tabled for 90 days as indicated in the attached letter of request.

**Second Reading Continuation**

This item was tabled at the April 23, 2018, Council meeting for 90 days. The applicant has requested to withdraw this zoning change for reasons stated in his letter.

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