



Legislation Text

File #: 16-1913, **Version:** 4

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
817-276-4228