



Legislation Text

File #: 17-2472, **Version:** 3

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Lot G, Block 27, Original Town of Mansfield Located at 207 S. Second Avenue; Mansfield Custom Homes (ZC#17-012)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on August 21, 2017, and voted 7-0 to recommend approval with the condition that the minimum floor area for each residence be included in the planned development regulations. The applicant has submitted revised plans that include this change.

First Reading

The subject property is located at the northeast corner of 2nd Avenue and Kimball Street. The applicant is proposing to redevelop the 0.23 acre property for two single-family residences. The property previously had a single-family home, which was removed about four years ago, and the lot has remained vacant since. The applicant is proposing to construct two new single-family residences that will both front Kimball Street. Upon platting, the westernmost lot (the corner lot) will be 64.81 feet wide at the Kimball Street frontage and include a 1,900 sq. ft. single-family residence and the easternmost lot will be 55 feet wide at the Kimball Street frontage and include a 1,400 sq. ft. single-family residence. Each residence will have porches along their front facades, with the corner residence having an additional porch along their side façade that faces 2nd Avenue as well. The residences will be served by a shared driveway off of 2nd Avenue that will travel in the rear of the residences and connect to the attached rear-loaded 2-car garages that will serve each residence. The applicant will plant three new trees in the public easement along Kimball Street and one new tree on the property along 2nd Avenue.

The applicant is seeking to re-zone the property from 2F to PD to allow deviations from a number of regulations relating to minimum lot area, maximum lot coverage, minimum building line setbacks, architectural requirements, and landscaping. The deviations are based on the zoning district SF-7.5/16. Some of the more significant deviations are a maximum lot coverage of 85% (from 45%), allowing a 4:12 roof pitch the applicant notes as “characteristic of cottage or craftsman-style architecture” (from 8:12), waiving the 80% masonry requirement (which the applicant is replacing with a requirement for 75% cementitious fiber board), and allowing a minimum front yard setback of 3 feet (from 25 feet). The full deviations are listed on Exhibit B, Page 2 of 2.

The applicant has detailed architectural standards and landscaping standards that will be applicable to the new residence, and has provided concept elevations for the new residences. These are found on the Development Plan (Exhibit B, Page 1 of 2).

Staff notes that the project is similar to previously-approved redevelopment projects in this part of downtown, including the Duplex PD at Kimball & 3rd (ZC#15-023) and the five new single-family residences on Alvarado Street between 1st & 2nd (ZC#14-012). The surrounding zoning in the neighborhood is a mix of SF 7.5/12, 2F, and PD, with some C-2 zoning closer to Main Street.

Second Reading

The City Council held a public hearing and first reading on September 11, 2017, and voted 6-0-1 (Mayor Cook abstained) to recommend approval with the condition that the roof pitch for the proposed residences be revised to 6:12. The applicant has submitted revised plans that include this change.

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