



Legislation Text

File #: 20-3917, **Version:** 2

Ordinance - Public Hearing and Second and Final Reading of an Ordinance Approving a Change of Zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for Professional and Medical Office, Retail, Personal Service, Artist Studio, and Eating Place without Drive-Thru Service Uses on Approximately 0.46 acres Known as Lots 3 & 8, Block 4, Original Town of Mansfield, Located at 105 N 1st Ave.; Matthew Crocker (ZC#20-015)

To consider the subject zoning change request.

The Planning & Zoning Commission held a public hearing on December 7, 2020, and voted 5-0 (Commissioners Gilmore and Mainer absent) to recommend approval with the condition that the 3'-wide sidewalk into the existing building and the 3'-wide crushed-granite walkway between the two properties be widened to 4'. In addition, there was discussion regarding the possible tenants and uses, the deviations from typical commercial zoning regulations and the reasons for requesting PD zoning (building materials, screening, landscape buffers, residential proximity, etc.), signage, whether a business selling alcohol would require a variance due to proximity to the church, and the width of the on-site walkways as it relates to ADA requirements. The applicant noted that the existing building will likely house an attorney's office, while the new building could accommodate a number of users, but will likely be for office uses and potentially a coffee shop. Staff noted that in order for a business to sell alcohol, a variance would need to be obtained due to proximity to the church. After the meeting, the applicant noted that the 3' walks meet the ADA requirements and has therefore not made any changes to the plans.

Existing Use: Single-family residence

Existing Zoning: SF-7.5/16, Single-Family Residential District

Surrounding Land Use & Zoning:

North - Church, C-1

South - Single-family residential, SF-7.5/12

East - N. 1st Ave.; Single-family residential (C-2) across the street

West - N. 2nd Ave.; Single-family residential (SF-7.5/12) and office (PD) across the street

Comments and Considerations

The subject property consists of 0.46 acres currently improved with a 1,700 sq. ft. single-story house on Lot 3 (along 1st Ave.); Lot 8 (along 2nd Ave.) is currently vacant. The applicant is requesting to rezone the entire property from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses.

Development Plan and Regulations

The existing 1,700 sq. ft. single-story house on Lot 3 (along 1st Ave.) will remain. The house was built in 1935 and is listed as a medium priority house in the City's 1998 Historic Resources Survey. The house is primarily constructed of brick (with a rear addition with siding), includes a pitched roof with gables, and is 26' in height. The house also includes a rear uncovered patio.

On Lot 8 (along 2nd Ave.), a new 2,400 sq. ft. single-story building will be constructed; it will be 22'-4" in height. The new building will be constructed in the Craftsman style and will include at least 70% wood or cementitious fiber siding materials, as well as a covered porch with railing, tapered columns with masonry bases, stimulated screened dog run with framed panels, four-sided architecture (with details repeating around all four sides of the structure), and numerous windows. The roof will include a predominant pitch of 8:12, multiple roof forms, three-dimensional architectural shingles, gable details and shake siding, louver vents, open rafter tails, multiple eave brackets, and bellyband. The windows will include headers, casing, and top sashes. The new building will also include paint colors that complement the existing building.

It is noted in the development regulations that no expansion shall be made to the existing building, any exterior construction and remodeling of the existing building must be compatible with the historic character of the building, and that the maximum height of the proposed building shall not exceed the height of the existing building.

It is also noted that the development deviates from the Zoning Ordinance as it relates to residential proximity requirements. A reduced building setback from the adjacent residential zoning shall be allowed as shown in the Development Plan. The typical setback from residential property for an OP-zoned building between 20-35' in height is 35', but there is only a 15' setback from the residential property to the south. However, the regulations specify that lighting shall be shielded or pointed away from adjacent residential properties as prescribed in Section 7400 of the Zoning Ordinance.

Access and Parking

The development will be served by head-in parking spaces directly off 1st and 2nd Avenues, similar to the church to the north. There will be 7 spaces along 1st Avenue and 9 spaces along 2nd Avenue, for a total of 16 spaces. Using the parking calculation for office uses (1 space per every 300 sq. ft.), the provided on-site parking exceeds the requirements by 2 spaces. The existing sidewalk along 1st Avenue will be shifted west to accommodate the new parking spaces and a new sidewalk will be installed along 2nd Avenue. The existing 3' concrete walk directly into the 1st Avenue building will remain and a new 5' concrete walk will provide direct access to the new building along 2nd Avenue. To connect the two buildings, a 3' decomposed granite walk will be provided. This will provide for cross-access between the two buildings, access to both parking areas, and will help further the City's goal of making the downtown more pedestrian-friendly and walkable.

Landscaping and Screening

Landscaping and screening will be provided as shown in the Development Plan. This includes the preservation of 13 trees (about half of which are large oak and pecan trees), the removal of 3 trees (to accommodate parking and sidewalks), new shrubs along the front of both buildings, and landscaping around the directory signs. The existing 6'-tall wood stockade fence along the south side of Lot 3 will remain and a new 6'-tall cedar board-on-board fence with cap will be installed along the south side of Lot 8. The development regulations note that all equipment will be ground-mounted, located in the side yard or rear yard, and will be screened from the street or adjacent

property by dense shrubs or low fencing that fully conceal the equipment. Trash service will be handled via trash carts and all trash containers will be located in the side or rear yards and screened by fence enclosures as shown on the Development Plan. In addition, no outside storage of materials or merchandise will be allowed on the property.

Signage

New directory signs will be installed along 1st and 2nd Avenues, one for each lot. The directory signs will be 6' tall, 10' wide, and will include a 2' tall brick base. The sign area will be limited to no more than 32 sq. ft. The directory signs will be located 1' off the front sidewalks as shown on the Development Plan and will include landscaping around them. The sign on Lot 3 (along 1st Avenue) will be setback 15' from the front property line and the sign on Lot 8 (along 2nd Avenue) will be setback 12' from the front property line. Name plate signs will also be allowed on the buildings as prescribed in Section 7100 of the Zoning Ordinance.

Summary

The proposed development will allow for the preservation of the existing historic structure on Lot 3 and also provides for a new Craftsman-style building on Lot 8 that is designed to be more residential in character to complement the existing building and surrounding properties. In addition, the proposed change in use from single-family residential to office, retail, personal service, studio, and restaurant uses allows for a more productive use of the property that is consistent with the transition from residential to business uses that has been taking place in parts of downtown, while also being sensitive to the historic residential character of the surrounding area. The development also preserves existing trees, provides for additional landscaping, and provides for parking, screening, and signage in a manner that is limited to only what is truly necessary to support the development, limits impervious coverage, and is sensitive to surrounding properties and the historic character of the area.

2nd Reading:

The City Council held a public hearing and first reading on January 11, 2021 and voted 7-0 to approve with the following conditions:

- The facade cladding requirement for at least 70% wood or cementitious fiber siding be changed to at least 70% cementitious fiber siding.
- In addition to a maximum size of 2,400 sq. ft. for the new building, provide for a minimum building size of 2,000 sq. ft.; the minimum building size may be reduced to 1,800 sq. ft. if a front patio area is provided.

In addition to discussion about building materials and the size of the new building, there was also discussion about changes to the existing building, requirements for landscaping in front of the existing building, planned uses, the walkway between the two properties, and the width of the walks and ADA requirements.

The applicant has made changes to the plans that address the conditions of approval.

Attachments:

Maps and Supporting Information
Ordinance
Exhibit A

Exhibit B

Andrew Bogda, Planner