



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 13, 2022

Reference: Consider approval of an Ordinance for case PD-250R26-H, Old Town Addition, Lot 4R, Block D, a zoning change request from PD-250R8-H (Planned Development- 250 Revision 8- Historic) to PD-250R26-H (Planned Development-250-Revision 26 – Historic), to approve a Detail Site Plan for a 10,215-square-foot, two-story mixed-use building with retail on the first floor and two residential units on the second floor on 0.25 acres of land located on the west side of West Main St. between Houston St. and Travis St., at 767 W. Main St, and authorizing the Mayor to sign.

2040 Pillars: Enhance the Unique “Community Oasis” Experience & Create Business and Innovation Nodes

Executive Summary:

This is an ordinance resulting from Council approval of a request to construct a two-story building with 3,347 square-feet of retail on the ground level and two, 2,306 square-foot residential units above. This is a mixed-use project similar to the project under construction to the north but larger in size.

Analysis:

On July 21, 2022, the Planning and Zoning Commission recommended APPROVAL (6-0) of PD-250R26-H, subject to the following conditions:

1. Detailed engineering review to take place with engineering permit submittal.
2. Include additional garage area to accommodate two vehicles for each of the residential units.
3. The Director of Community Development shall have the authority to administratively approve the proposed signage for this development in accordance with planned development regulations for PD-250R8-H and the Historic District.
4. The second-floor residences shall be developed in accordance with local ordinance and building codes; and shall be used for residential purposes only.

After the Planning & Zoning Commission Meeting, the applicant revised the plans to address condition #2 above.

On August 9, 2022, Council APPROVED (5-0) PD-250R26-H, Old Town Addition, Lot 4R, Block D, subject to the following conditions:

1. Detailed engineering review to take place with engineering permit submittal.
2. The Director of Community Development shall have the authority to administratively approve the proposed signage for this development in accordance with planned development regulations for PD-250R8-H and the Historic District.

3. The second-floor residences shall be developed in accordance with local ordinance and building codes; and shall be used for residential purposes only.

Legal Review:

The City Attorney reviewed the case and wrote the draft ordinance.

Fiscal Impact:

None

Recommendation:

The Community Development Department recommends approval of the ordinance.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Elevations and Renderings