



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** February 9, 2021

**Reference:** Consider approval of an Ordinance for PD-260R3-R (Planned Development-260-Revision 3-Retail) to amend the site plan to allow for the demolition of an existing storage building and construction of a new structure containing a garage, enclosed storage area and covered pavilion area; on 1.49 acres of property located 1601 E. Sandy Lake Road and authorizing the Mayor to sign.

### **2040: Implement Innovative Transportation Networks**

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#### **Executive Summary:**

Last year this site was approved to have a live/work use. The site is home to Trinity River Kayak. The owner is proposing to do some improvements on site which include the demolition of an old garage and replacing it with a newer structure. This new structure will include a garage, additional enclosed storage space and a covered pavilion area.

#### **Analysis:**

On January 12, 2021, the City Council unanimously approved this zoning change subject to the following conditions:

1. A Demolition Permit is required to remove the existing structure.
2. Any new structure will require a PD amendment.

#### **Legal Review:**

The City Attorney reviewed this ordinance.

#### **Fiscal Impact:**

None

#### **Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Building Elevation