



CITY OF EVERMAN
212 North Race Street Everman, TX 76140
STAFF REPORT

AGENDA TITLE: Approve Variance for Muney Development Partners, LLC to allow for Mixed Use of C-1 Neighborhood Commercial and Multi-Story Condominium Residential for the following lots: Blk 3, Lot 3R (404 King), Blk 2, Lot 11R (405 King Street), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 12R (403 King Street), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race)

MEETING DATE: 09/20/2022

PREPARED BY: C. W. Spencer

RECOMMENDED ACTION:

Approval

BACKGROUND INFORMATION:

Muney Development Partner's desires to build vertical retail/residential space along Race St. Developers have expressed an interests in modeling the historical look and feel of Everman. This variance request is contingent upon the approval of land conveyance and agreements between the City of Everman, Everman Economic Development Corporation and Muney Development Partners, LLC.

The City of Everman Zoning Ordinance does not provide guidance on mixed-use properties such as this. This is an unprecedented venture in the City of Everman. This project is highly supported by staff. In order to properly move forward with this project, the Everman City Council will need to approve a variance to the current zoning of the property. The Property is currently zoned as C-1 Neighborhood Commercial. The variance request is to allow Muney Development Partners, LLC to build 19 retail lots, with two-story condominiums directly above those retail lots.

FISCAL IMPACT:

Significant positive impact to property tax revenue, sales tax revenue, enterprise revenue, and economic development.