



PLANNING

To: Mayor and Town Council

From: David Hoover, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Planned Development 202 South Parvin Street

Town Council Meeting – November 14, 2023

Strategic Visioning Priority: 2. Development of Downtown as Destination

Agenda Item:

Conduct a public hearing and consider and act upon a request for a Planned Development for an Office Building on 0.5± acres, for Bryant's First Addition, Block 22, Lots 7-9, located on the northwest corner of South Parvin Street and East Second Street. The property is zoned Single Family-15. (ZONE-23-0028)

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Residential	Old Town District
North	Downtown Office and Specific Use Permit-3	House of Worship	Old Town District
East	Single Family-15	Residential	Old Town District
South	Downtown Office	Recreation Center	Old Town District
West	Planned Development-100	Assisted Living Facility	Old Town District

Requested Zoning:

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Office. The intent of the request is to renovate an existing home into a professional office. The base zoning being set as Downtown Office allows the office uses that the applicant is seeking.

History:

The Town Council set a precedent regarding commercial rezoning requests in the Downtown at their meeting on September 26, 2023, when a rezoning request from Single Family-15 to Downtown Retail at 313 North Coleman Street (ZONE-23-0016) was denied without prejudice. The Town Council indicated that it was their desire to see that request and similar requests come before them as Planned Developments instead of straight rezonings.

Uses:

The list of allowed uses within this Planned Development are far less than what is permitted by the Downtown Office District. In the Downtown Office District, there are 32 uses permitted by right, 5 uses permitted with conditional standards, and 5 uses permitted with a Specific Use Permit. This Planned Development only allows for 3 uses permitted by right as shown below:

- Administrative/Medical and Professional Office
- Business Service
- Insurance Office

Landscaping:

The landscaping requirements within this Planned Development will consist of 5' landscape buffers on each property line.

Architectural Standards:

The architectural standards within this Planned Development are the same as the architectural standards for the Downtown Office District in the Town's Zoning Ordinance.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality. Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Zoning Exhibit
6. Elevations
7. Landscape Plan

Town Staff Recommendation:

Town Staff recommends approval of the request for a Planned Development for an Office Building on 0.5± acres, for Bryant's First Addition, Block 22, Lots 7-9, located on the northwest corner of South Parvin Street and East Second Street. This zoning change would not be seen as out of character with the existing neighborhood due to surrounding properties having similar zoning. The assisted living facility to the west of the property is in a Planned Development with a base zoning of Downtown Office. Additionally, the limited number of uses allows the Town to maintain their overall vision for the Downtown area. The Planning & Zoning Commission unanimously recommended approval at their November 7, 2023, meeting.

Proposed Motion:

I move to approve/deny the request for a Planned Development for an Office Building on 0.5± acres, for Bryant's First Addition, Block 22, Lots 7-9, located on the northwest corner of South Parvin Street and East Second Street.