



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Ron K. Patterson, Interim Town Manager
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

Re: Zoning 303 Parvin

Town Council Meeting – November 22, 2022

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request to rezone 0.36± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the northeast corner of First Street and Parvin Street. (Z22-0016).

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	Single Family Residence	Old Town Office
North	Single Family-15	Single Family Residence	Old Town Office
East	Single Family-15	Office	Old Town Office
South	Single Family-15 & Downtown Office - DTO	Single Family Residential	Old Town Office
West	Downtown Office - DTO	Prosper Park and Recreation	Old Town Office

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Office District to allow for development of an office building in the future. The existing house will not be removed. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the standards necessary for development.

Future Land Use Plan – The Future Land Use Plan recommends Old Town Office. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – This property currently has direct access to Parvin Street and could potentially have access to First Street.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property. However, a hike and bike trail will be implemented at some point in the future near the downtown area. At that time, this property will be impacted by such development.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, Town staff has not received any Public Hearing Notice Reply Forms.

Attachments:

1. Aerial and Zoning Map
2. Exhibit A

Planning & Zoning Recommendation:

At their November 1, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, by a vote of 6-0.

Town Staff Recommendation:

Staff has visited the site and was able to observe its surrounding environment. Currently there are non-residential uses to the west across Parvin Street and southwest across First Street. Staff understands that there are numerous non-residential uses and single-family residences along First Street. However, it is recommended, per the Comprehensive Plan, for downtown office uses. The zoning request would be consistent with the uses in the surrounding area. As a result, Town staff recommends that the Town Council approve this zoning request.

Proposed Motion:

I move to approve/deny a request to rezone 0.36± acres from Single Family-15 (SF-15) to Downtown Office (DTO), located on the northeast corner of First Street and Parvin Street. (Z22-0016).