

# COMMITTEE REPORT



**REPORT TYPE:** Development Services Committee Report

**MEETING:** July 22, 2021

**Present:** Brandon Huckabee, Chairman, Gerald Cook, Ricky Thurman and Daron Trussell

**Absent:** None

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## Alcohol Sales

Discussion: Councilman Huckabee provided an overview indicating that currently, alcohol sales within the city is generally associated with restaurant, grocery or convenience store operations. This list of permitted uses does not specify alcohol sales for any district and is silent when considering operations where alcohol sales is the primary retail product.

Action: The Committee unanimously agreed to recommend the City Council add alcohol sales as a permitted use for the B-1, B-2, B-3 and Downtown zoning districts.

## Residential Incentive Program

Discussion: Councilman Huckabee provided an overview of the program and asked staff to discuss details. Mr. Steve Killen, Director of Development Services, stated that program participation had been lower than anticipated with only two participants since implementation in February 2020. Mr. Killen suggested that certain modifications to the program criteria could lead to increased participation and provided proposed revisions to the program's guiding document.

Action: The Committee, by unanimous vote, agreed make a favorable recommendation to City Council to revise the document as presented.

## Integrated Housing – R2.5 Zoning Classification

Discussion: Councilman Huckabee introduced the R-2.5 zoning classification as a means to embrace current housing trends while preventing the encroachment of land activities that do not contribute to the aesthetic and functional well-being of the intended district environment. The following discussion items were addressed:

- A. Consider removing the townhome requirements from the R-3 zoning classification and establish a separate zoning classification. Consider if additional housing preferences, such as zero lot line or patio style homes, may need to be included in the new zoning classification.
- B. Make a clear distinction on density requirements for the new zoning classification (current density is 14 units per acre for townhomes). Alternatively, set a density ratio at a multiplier of the existing district (for example, R-1 requires a minimum lot size of 7,500 square feet or 5.8 lots per acre. The new zoning would be the multiplier x the existing density).

- C. Define the types of housing that will fall into the new zoning category and include the maximum allowed density.
- D. Require that any variations from density/setback requirements for the newly established zoning classification require a residential site plan submittal and subsequent approval through Planning & Zoning and City Council. Establish certain submittal requirements for the site plan review and approval to ensure the new structures complement existing housing.
- E. Allow for a higher density for R-3 zoning over the newly established zoning classification (R-3 is currently allowed up to 24 units per acre). Increase parking requirements intended for student housing properties, revising from “per unit” to “per bed.”
- F. Establish a clear distinction between R-3 zoning and the newly established zoning classification in regards to parcel requirements. Consider modifications to the R-3 zoning to clearly define that such zoning is generally established for managed properties on a single-parcel while the newly established zoning will generally allow for replatted properties where each unit is individually platted and typically, owner occupied.
- G. Do not provide a site plan pathway for R-3 zoning – maintaining the current process whereby variance requests are decided before the Board of Adjustment.

Action: The Committee, by unanimous vote, agreed to make a favorable recommendation to the City Council to revise the zoning code, Section 154.05.6 relating to multifamily housing and adopt a new section of the zoning code to be referred to as R-2.5, Integrated Housing.