



Legislation Text

File #: 2019-0208, **Version:** 1

Consider public testimony regarding, and an ordinance amending the Zoning and Development Code, Chapter 2, Article VI, Section 2-77 and Article VIII, Section 2-91 (hh), Code of Ordinances (2018 Edition), regarding single detached dwellings in the MU-1 District. (First Reading)*

The revisions to the City's Code of Ordinances, creating the Zoning and Development Code, were published on October 1, 2018. Since that time, staff has identified changes which are intended to improve specific sections or to correct errors.

The MU-1 zoning district is primarily dedicated to the establishment of low and moderate density commercial development with limited residential uses, therefore single family uses are not permitted. This revision would allow single family uses on six lots in the MU-1 district which are vacant and suitable for single family uses or on which single family uses currently exist. Any new single family structures will be subject to the design standards which currently apply to single family structures in the MU-2 (Mixed-Use Downtown Medium Density) zoning district. These standards include: exterior wall finish, orientation, elevation variation, articulation, the percentage of windows on the primary façade and roofing materials. The MU-2 standards are more appropriate for single family uses than the design standards in the MU-1 district.

All six of the lots specified are located on E. Liberty Avenue, five between N. Burnett Street and N. Shepard St. and one between N. Lampasas St. and N. Mays St.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of this revision at their meeting on April 3, 2019. There were no speakers at the public hearing.