



## Legislation Text

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**File #:** 2020-0014, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 2.90 acres located west of Mandell Street between W. Nash Street and W. Logan Street from the SF-2 (Single-Family - Standard Lot) zoning district to the TF (Two-Family) zoning district. (First Reading)\*

The property has been zoned for single family since 1969. The owner, Richard Cepeda, has requested a rezoning of the property to allow for two-family units. The property is between W. Nash Street on the north, W. Logan Street on the south, Mandell Street on the east and a drainage channel on the west. It is vacant except for a single family house on an approximately 8,000 square foot lot, at 712 Mandell Street, the southwest corner of Logan Street and Mandell Street. The proposal is for single-family attached dwelling units, where a single dwelling unit, located on its own lot, shares a common wall with one other dwelling unit, also located on its own lot. The TF district requires a minimum lot area of 3,500 sq. ft., with a minimum lot width of 35 ft. and a maximum height of 2 ½ stories.

The applicant has stated that nine buildings, with two single-family units in each building, for a total of 18 dwelling units are planned. The Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the rezoning at their meeting on December 4, 2019. There were no speakers at the public hearing.