



Legislation Text

File #: 2020-0284, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 0.27 acres of land located at the northeast corner of McNeil Road and N. Lewis Street from the MU-L (Mixed-Use Limited) zoning district to the MU-2 (Mixed-Use Downtown Medium Density) zoning district. (First Reading)*

The property was zoned as MU-L (Mixed-Use Limited) in 2013. This rezoning to the MU-2 (Mixed-Use Downtown Medium Density) district was requested by the owner, Brent Campbell. The Future Land Use Map 2030 designates the property as Downtown Mixed Use.

Both the MU-L (Mixed-Use Limited) and MU-2 (Mixed-Use Downtown Medium Density) districts were adopted in 2013, following the Downtown Master Plan process. Mixed-use districts combine residential and commercial development. The MU-L district requires structures that are single-family residential in style, with only one entrance facing the street. Buildings must comply with residential historic guidelines and commercial uses are limited in type and size. The MU-2 district requires a primary façade facing each street and the district's building design standards must be met. A wider variety and size of commercial uses are allowed.

McNeil Road has been extended from Burnet Street to Georgetown Street, with improvements also being made to Georgetown Street south of Main Street. In addition, Lewis Street has been extended from the new section of McNeil Road to Main Street. The McNeil Road extension serves as a bypass road for downtown, intended to improve traffic flow, reduce travel times, and reduce accidents, while providing better connectivity. It also changes the development potential for this property and others. Although there will be no driveways along the McNeil Road frontage, the anticipated level of traffic will make these properties more suitable for the uses and development standards of the MU-2 zoning district.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the rezoning at their meeting on September 2, 2020. There were no speakers at the public hearing.