



STAFF REPORT

MEETING DATE: January 15, 2025

TITLE:

Discussion and possible action regarding 1005 Pecan Street regarding proposed demolition, certificate of appropriateness, and proposed development plans.

STAFF REPRESENTATIVE:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

ITEM DETAILS:

Site Address: 1005 Pecan
Property Owner: LEBLANC, CHARLES G & ANNIE M LIMMER (Sold on 1/10/2025.
Property Owner information to be provided at the hearing)
Current Use: Residential
Existing Zoning: P3 - Neighborhood
Designations: None

BACKGROUND/HISTORY:

The property at 1005 Pecan was sold on 1/10/2025. The property has no historic designation. The new owner of the property is proposing to demolish the existing structure and replace it with two (2) four-plexes. Additionally, under current codes, one (1) additional dwelling unit (ADU) would be allowed on the site.

The property owner proposes to rezone the property to P4, which would allow a denser configuration. Although staff would not support the rezoning, the property owner could also replat the property and due to the current B3 code, no lot size minimums would apply, and the potential for a denser configuration is a real possibility.

Staff and legal continue to review the City's options. This is the first step in addressing the densities allowed in the B3 code.