



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: January 12, 2026

ITEM TITLE: Resolution to approve a Lot Combination Agreement for Lots 8 and 9 in The Pines First Addition

BACKGROUND:

This item was reviewed at the January 6th Planning & Zoning Commission meeting and was recommended for approval unanimously.

DISCUSSION:

Tammy Silberstein would like to construct a home on Lots 8 and 9 in the Pines First Addition – at approximately 803 Pine Dr. In reviewing what she would like to construct, we realized that the house would cross the property line between Lot 8 and Lot 9. While those two lots have been joined together according to the Amendment to Restrictive Covenants for The Pines First Addition in File No. 2010R02098, they have never been joined together according to the City's regulations. This agreement remedies this situation by allowing the Planning & Zoning Commission and the City Council to officially recognize the joining of these properties – without the owner having to submit a full plat of survey or something similar to perform this action.

Staff is very supportive of this action as it will allow Ms. Silberstein to build a large home on this property, adding more housing inventory to the City.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by following established processes to allow the combination of lots for a larger home to be constructed.

FINANCIAL CONSIDERATION:

There is no significant financial consideration for this item other than the staff's time in preparing the resolution. There will be fees to have the agreement recorded, but it has been budgeted for in the City Administration budget.

RECOMMENDATION:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution that approves the lot combination agreement and for the recording fees to be added to the previously approved claims listing.