



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: January 6, 2026

ITEM TITLE: Lot Combination

BACKGROUND:

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 requiring the owner to submit a full plat of survey or something similar to perform this action.

DISCUSSION:

Ms. Silberstein has agreed to the terms set forth in the Agreement regarding lot Combination Exhibit A. The attached overview photo, exhibit B, shows the two parcels located in The Pines First Addition that are to be combined into one parcel.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Developing and Reviving Independence. This item helps achieve that vision by allowing areas within the corporate borders to be developed.

FINANCIAL CONSIDERATION:

There is no significant financial consideration for this matter other than the staff's time in preparing the resolution.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission makes a recommendation to the City Council to accept and approve the lot combination as submitted.