



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

Through: Mario Canizares, Town Manager

Re: Planned Development for 207 North Coleman Street

Town Council Meeting – April 28, 2026

**Strategic Visioning Priority: Develop Downtown as a Destination
Ensure the Town's Commercial Corridors are Ready for
Development**

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)

Description of Agenda Item:

The purpose of this request is to create a Planned Development for an existing single-family home to be converted into an indoor golf simulator facility. The Planned Development addresses standards such as permitted uses, open space, and building materials.

Future Land Use Plan:

The Future Land Use Plan recommends the Old Town District.

Zoning:

The property is zoned Single Family-15.

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single-Family	Old Town District
North	Single Family-15	Single-Family	Old Town District
East	Planned Development-45 (Downtown Office)	Commercial	Old Town District
South	Downtown Office	Chamber of Commerce	Old Town District
West	Single Family-15	Single-Family	Old Town District

District Regulations:

The district regulations for this Planned Development in comparison to the district regulations for Downtown Retail in the Town’s Zoning Ordinance are shown below.

	District Regulations (Downtown Retail)	District Regulations (Development Standards)
Front Setback (Coleman Street)	Setback: None	Setback: None
Side Setback (Adjacent to Residential)	Setback: 10’	Setback: 10’
Side Setback (Adjacent to DTO)	Setback: 10’	Setback: 10’
Rear Setback (Adjacent to Residential)	Setback: 10’	Setback: 10’

Uses:

The permitted use(s) within this Planned Development are shown below.

- Golf Simulator

Landscaping and Open Space:

The landscaping standards for this Planned Development in comparison to the landscaping standards for commercial development in the Downtown Retail District are shown below.

	Required Landscaping (Downtown Retail)	Proposed Landscaping (Development Standards)
Northern Boundary	Buffer: 15’ Landscape Buffer	Buffer: 5’ Landscape Buffer
Eastern Boundary (Coleman Street)	Buffer: 15’ Landscape Easement	Buffer: 5’ Landscape Easement
Southern Boundary	Buffer: 5’ Landscape Buffer	Buffer: 5’ Landscape Buffer
Western Boundary	Buffer: 15’ Landscape Buffer	Buffer: 5’ Landscape Buffer
Open Space	Requirement: 7% of Net Lot Area	Requirement: 7% of Net Lot Area

Building Materials:

The primary building material will be fiber cement siding and awnings will be architectural materials that complement the building such as metal roof or shingle.

Notification:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Budget Impact:

There is no budgetary impact affiliated with this item.

Attached Documents:

1. Location Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Metes and Bounds Description
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Open Space
12. Draft Development Agreement
13. PowerPoint Slides

Town Staff Recommendation:

Town Staff recommend approval of the request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street.

Planning and Zoning Recommendation:

The Planning and Zoning Commission unanimously recommended approval of this item by a vote of 6-0 at their meeting on March 25, 2026.

Proposed Motion:

I move to approve/deny a request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street.