



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Final Plat of Bryant's First Addition, Block 14, Lot 12

**Meeting:** August 5, 2025

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**Item No. 3f**

**Agenda Item:**

Consider and act upon a request for a Final Plat of Bryant's First Addition, Block 14, Lot 12, on 0.3± acre, located on the north side of Second Street and 325± feet east of Coleman Street. (DEVAPP-25-0044)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the Old Town District.

**Zoning:**

The property is zoned Single Family-15.

**Conformance:**

The purpose of the Final Plat is to combine all of Lot 12, a portion of Lot 11, and 30 feet of Hall Street (an abandoned street), into one lot for the development of a single-family dwelling. The subject property is smaller in size than the standard Single Family-15 lot because the surrounding lots were platted with 50-foot lot widths and later sold. The Board of Adjustment approved a variance for this lot to allow for a reduction to the Minimum Lot Area and Lot Width requirements in the Single Family-15 District on February 19, 2025.

**Description of Agenda Item:**

The purpose of the Final Plat is to combine the smaller lot with what is currently Lot 12 and to be able to submit for a permit for a Single Family home.

**Access:**

Access is provided from Second Street.

**Companion Item:**

There is no companion item on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.