



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Planned Development for Haiman Addition, Block A, Lot 1 (305 East Seventh Street)

Town Council Meeting – June 24, 2025

Strategic Visioning Priority: 2. Development of Downtown as Destination

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development to create two single-family lots by subdividing a residential lot on Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street. (ZONE-24-0002)

Future Land Use Plan:

The Future Land Use Plan recommends Old Town District.



Zoning:

The property is zoned Single Family-15.

Thoroughfare Plan:

This property has direct access to Seventh Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Hike & Bike Trail:

The Hike & Bike Trail Master Plan does not indicate a trail along this property.

Legal Obligations and Review:

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

Attached Documents:

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Final Plat of Haiman Addition, Block A, Lot 1
5. Exhibit A-1 – Legal Description
6. Exhibit A-2 – Boundary Exhibit
7. Exhibit B – Letter of Intent
8. Exhibit C – Development Standards
9. Exhibit D – Conceptual Plan
10. Exhibit E – Development Schedule
11. Draft Development Agreement
12. Letter in Support (Ciatti, Shannon)

Description of Agenda Item:

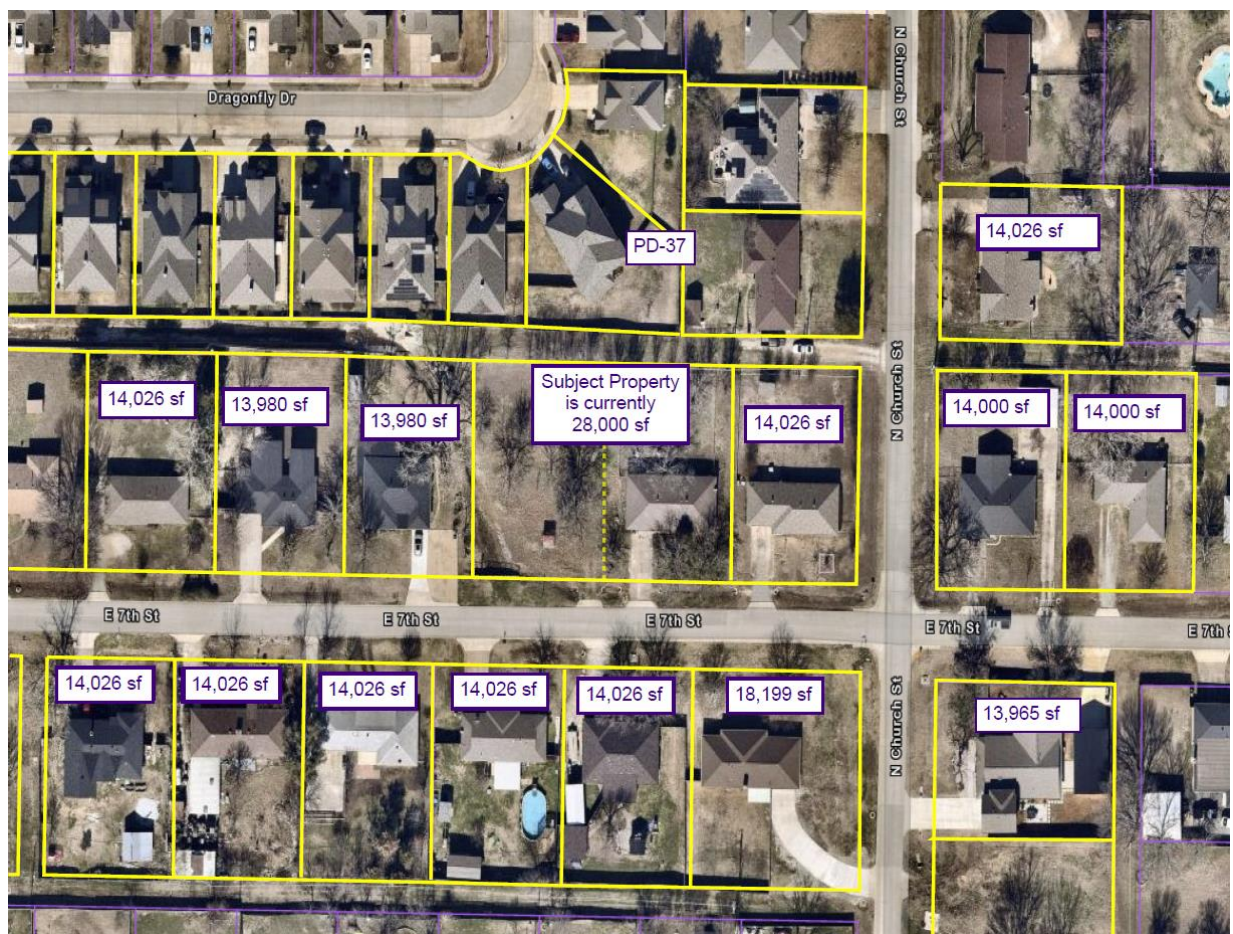
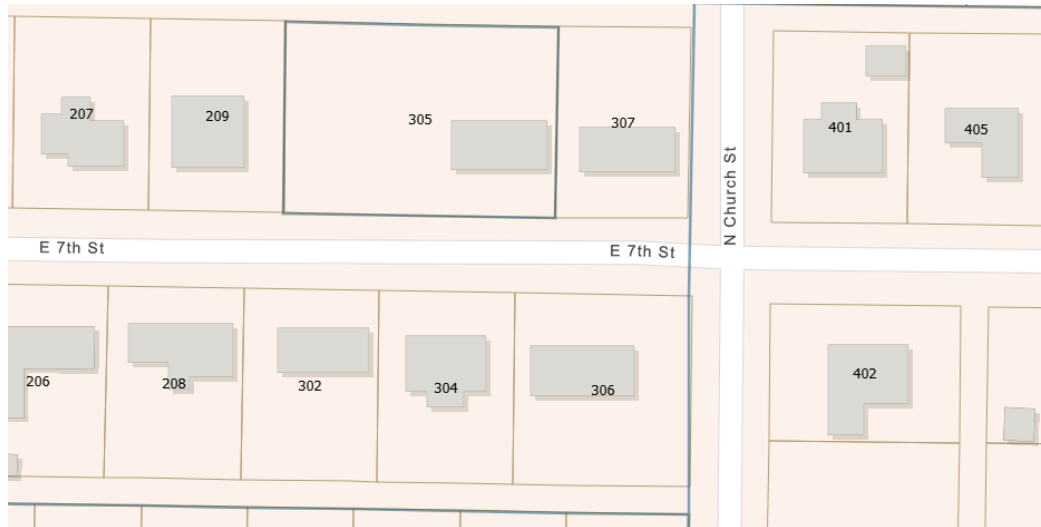
The purpose of this request is to rezone the property to split the lot into two lots. The lot is currently 28,000 square feet, and the applicant requests to subdivide the lot into two lots, bringing each lot to 14,000 square feet and not quite meeting the requirement of 15,000 square feet per the SF-15 zoning.

Compatibility:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Residential	Old Town District
North	Planned Development-37 (PD-37)	Residential	Old Town District
East	Single Family-15	Residential	Old Town District
South	Single Family-15	Residential	Old Town District
West	Single Family-15	Residential	Old Town District

The property originally consisted of two tracts of land that were approximately 14,000 square feet each. In March of 2015, the property was platted into one lot. The proposal to subdivide the property into two lots is compatible with the surrounding development. There are similar lots in the area that are less than 15,000 square feet. See exhibit below:



District Regulations:

The district regulations for this property will be Single Family-15. The only exception to the typical standards is the minimum lot area being 14,000 square feet rather than 15,000 square feet. Below is a summary of the proposed district regulations:

- Size of Yards
 - Minimum Front Yard — 35 feet.
 - Minimum Side Yard — 10 feet; 15 feet on corner adjacent to side street.
 - Minimum Rear Yard — 25 feet.
- Size of Lots:
 - Minimum Lot Area — 14,000 square feet.
 - Minimum Lot Width — 100 feet.
 - Minimum Lot Depth — 135 feet.

Uses:

The list of permitted uses within this Planned Development is shown below.

- Single Family Dwelling, Detached
- Accessory Buildings

Architectural Standards:

Any new construction or updates to the existing home will need to comply with the standards listed in Exhibit C and in the development agreement. A draft development agreement has been prepared for review.

Staff Recommendation:

This zoning change is compliant with the Future Land Use Plan and would not be seen as out of character with the neighborhood due to the similar sizes of the surrounding properties. For these reasons, Staff recommends approval of the request for a Planned Development to create two single-family lots by subdividing a residential lot on Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 5-0 at their meeting on June 3, 2025.

Proposed Motion:

I move to approve/deny the request for a Planned Development to create two single-family lots by subdividing a residential lot on Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street.