



PLANNING

To: Mayor and Town Council

From: David Hoover, Director of Development Services

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

Re: Planned Development 105 South Coleman Street

Town Council Meeting – November 14, 2023

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 for an Office/Retail Building on 0.4± acres, for Bryant's First Addition, Block 11, Lots 1, 11 and 12, located on the northeast corner of South Coleman Street and East Third Street. The property is zoned Single Family-15. (ZONE-23-0027)

Description of Agenda Item:

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	Commercial	Restaurant	Old Town District
East	Downtown Single Family	Residential	Old Town District
South	Downtown Office	Professional Office	Old Town District
West	Downtown Retail	Mixed Use	Old Town District

Requested Zoning:

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Retail. The intent of the request is to construct a new commercial building with both office and retail uses. The base zoning being set as Downtown Retail allows for both office and retail uses that the applicant is seeking.

History:

The Town Council set a precedent regarding commercial rezoning requests in the Downtown at their meeting on September 26, 2023, when a rezoning request from Single Family-15 to Downtown Retail at 313 North Coleman Street (ZONE-23-0016) was denied without prejudice. The Town Council indicated that it was their desire to see that request and similar requests come before them as Planned Developments instead of straight rezonings.

Uses:

The list of allowed uses within this Planned Development are far less than what is permitted by the Downtown Retail District. In the Downtown Retail District, there are 46 uses permitted by right, 13 uses permitted with conditional standards, and 7 uses permitted with a Specific Use Permit. This Planned Development only allows for 9 uses permitted by right as shown below:

- Administrative/Medical and Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Beauty Salon/Barber Shop
- Business Service
- Insurance Office
- Museum/Art Gallery
- Retail Stores and Shops
- Retail/Service Incidental Use

Landscaping:

The landscaping requirements within this Planned Development will consist of 5' landscape buffers on each property line.

Architectural Standards:

The architectural standards within this Planned Development are the same as the architectural standards for the Downtown Retail District in the Town's Zoning Ordinance.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality. 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.

Attached Documents:

1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Zoning Exhibit

Town Staff Recommendation:

Town Staff recommends approval of the request for a Planned Development for an Office/Retail Building on 0.4± acres, for Bryant's First Addition, Block 11, Lots 1, 11 and 12, located on the northeast corner of South Coleman Street and East Third Street. This zoning change would not be seen as out of character with the existing neighborhood due to surrounding properties having

commercial zoning districts and commercial uses. The coffee shop to the north of the property and the counseling office to the south of the property illuminates that this area is suitable for both office and retail uses. Additionally, the limited number of uses allows the Town to maintain their overall vision for Coleman Street and the Downtown area. The Planning & Zoning Commission unanimously recommended approval at their November 7, 2023, meeting.

Proposed Motion:

I move to approve/deny the request for a Planned Development for an Office/Retail Building on 0.4± acres, for Bryant's First Addition, Block 11, Lots 1, 11 and 12, located on the northeast corner of South Coleman Street and East Third Street.