

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 301 South Coleman Street

Town Council Meeting – January 28, 2025

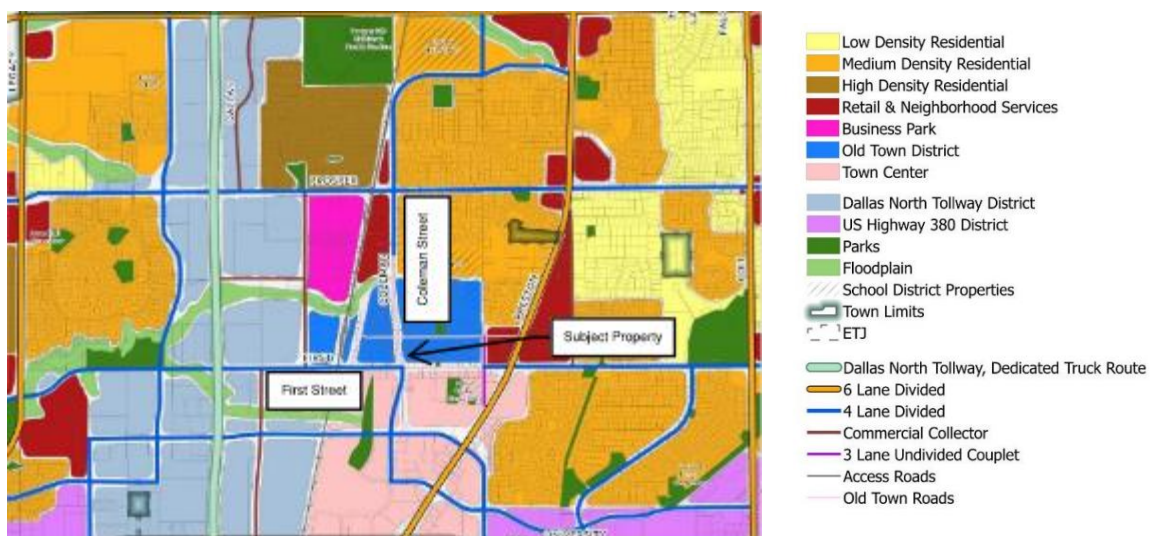
Strategic Visioning Priority: 2. Development of Downtown as Destination

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street. (ZONE-24-0026)

Future Land Use Plan:

The Future Land Use Plan recommends Old Town District. The proposed zoning request conforms to the Future Land Use Plan.



Zoning:

The property is zoned Downtown Office.

Thoroughfare Plan:

This property has direct access to Coleman Street, First Street, and Second Street.

Parks Master Plan:

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

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

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 & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A – Boundary Exhibit
4. Exhibit B – Letter of Intent
5. Exhibit C – Development Standards
6. Exhibit D-1 – Site Plan
7. Exhibit D-2 – Right-Of-Way Acquisition Exhibit
8. Draft Development Agreement
9. PowerPoint Slides

Description of Agenda Item:

The purpose of this request is to create a Planned Development for an existing professional office to accommodate the acquisition of right-of-way along First Street. The Town is acquiring right-of-way along First Street that would render the existing development nonconforming. The Planned Development addresses standards such as setbacks, landscaping, and open space to keep the site in conformance.

Conformance:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Downtown Office	Professional Office	Old Town District
North	Single Family-15	Single-Family	Old Town District
East	Single Family-15	Single-Family	Old Town District
South	Downtown Office	Vacant	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 Office in the Town's Zoning Ordinance are shown below.

	District Regulations (Downtown Office)	District Regulations (Development Standards)
Front Setback (Coleman Street)	Setback: 25'	Setback: 5'

Side Setback (Second Street)	Setback: 15'	Setback: 15'
Side Setback (First Street)	Setback: 15'	Setback: 5'
Rear Setback (Adjacent to Residential)	Setback: 10'	Setback: 10'
Lot Depth (Measured from Coleman)	Minimum: 120'	Minimum: 120'

Uses:

The permitted uses within this Planned Development will be consistent with Downtown Office.

Landscaping and Open Space:

The landscaping standards for this Planned Development in comparison to the landscaping standards for commercial development in the Town's Zoning Ordinance are shown below.

	Required Landscaping (Commercial Requirements)	Proposed Landscaping (Development Standards)
Northern Boundary (Second Street)	Buffer: 15' Landscape Area	Buffer: 15' Landscape Area
Eastern Boundary (Adjacent to Residential)	Buffer: 15' Landscape Area	Buffer: 15' Landscape Area
Southern Boundary (First Street)	Buffer: 15' Landscape Area	Buffer: 5' Landscape Area
Western Boundary (Coleman Street)	Buffer: 15' Landscape Area	Buffer: 5' Landscape Area
Parking Terminus Landscaping (First Street)	Dimension: 9' x 18'	Dimension: 5' x 18'
Open Space	Requirement: 7% of Net Lot Area	Requirement: 6% of Net Lot Area

Town Staff Recommendation:

Town Staff recommends the Town Council approve a request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 7-0 at their meeting on January 21, 2025.

Proposed Motion:

I move to approve/deny a request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street.