



## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Harlan Jefferson, Town Manager

**Re:** Town Council Meeting – June 14, 2022

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**Agenda Item:**

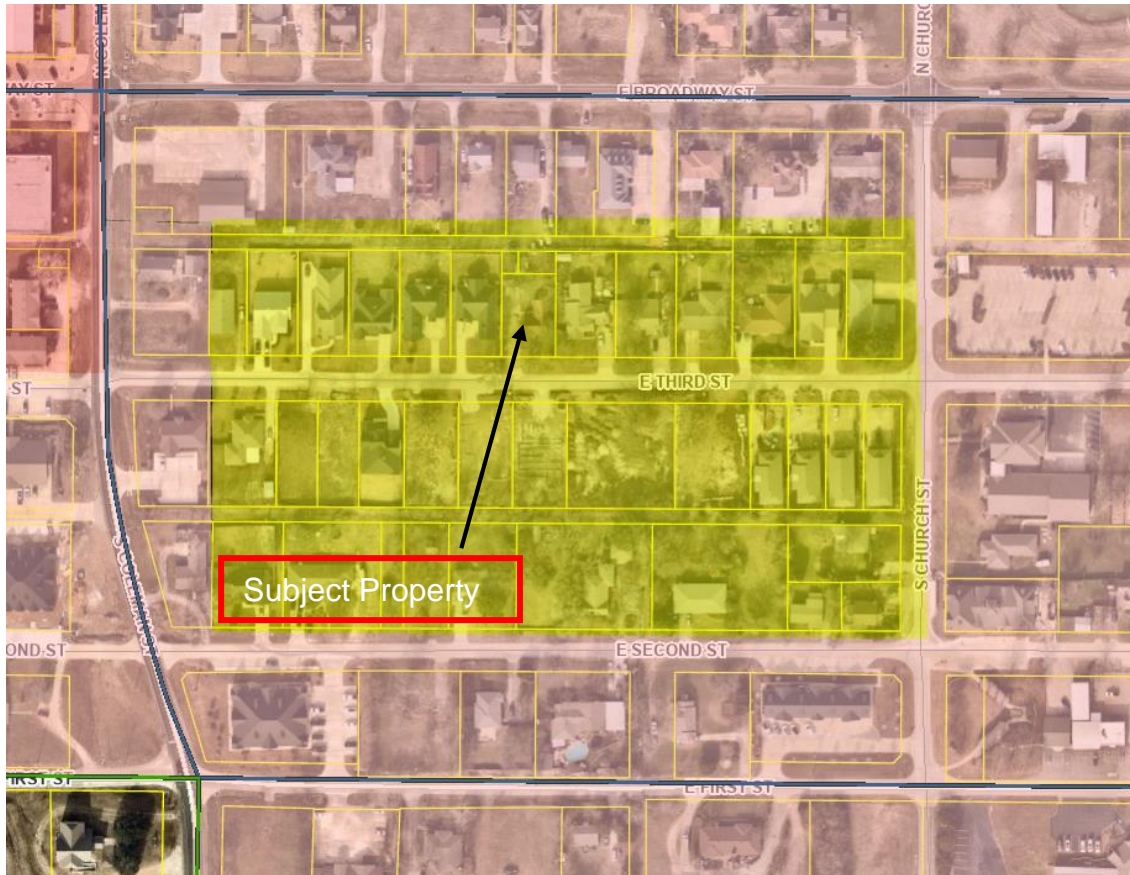
Conduct a public hearing and consider and act upon a request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD), located on the north side of Third Street, east of Coleman Street. (Z22-0009).

**Description of Agenda Item:**

The purpose of this request is to rezone the property to Planned Development-Downtown Single Family to allow for deviation from the required lot depth, from 120 feet to 100 feet, for the purpose of developing a single-family downtown residence in the future. The existing house will be demolished. Prior to development, the developer will be required to submit a plat for review and approval. The applicant has been advised of the standards necessary for development.

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

|                         | <b>Zoning</b>          | <b>Current Land Use</b>   | <b>Future Land Use Plan</b> |
|-------------------------|------------------------|---------------------------|-----------------------------|
| <b>Subject Property</b> | Single Family-15       | Single Family Residential | Old Town Single Family      |
| <b>North</b>            | Single Family-15       | Single Family Residential | Old Town Single Family      |
| <b>East</b>             | Single Family-15       | Single Family Residential | Old Town Single Family      |
| <b>South</b>            | Downtown Single Family | Single Family Residential | Old Town Single Family      |
| <b>West</b>             | Downtown Single Family | Single Family Residential | Old Town Single Family      |



**Future Land Use Plan** – The Future Land Use Plan recommends Old Town Single Family. The proposed zoning request conforms to the Future Land Use Plan.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any responses to this request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Zoning Exhibits

**Planning & Zoning Commission Recommendation:**

At their May 17, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, as presented by the applicant, by a vote of 6-0.

**Town Staff Recommendation:**

Staff recommends approval of the request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD-DTSF), located on the north side of Third Street, east of Coleman Street.

**Proposed Motion:**

I move to approve the request to rezone 0.2± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family (PD-DTSF), located on the north side of Third Street, east of Coleman Street.