



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager
David Hoover, Director of Development Services.

Re: Zoning – Main & Fifth Street

Town Council Meeting – June 27, 2023

Agenda Item:

Conduct a public hearing and consider and act upon a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5, located south of Fifth Street and East of Main Street. (ZONE-23-0001)

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	Downtown Retail
North	Single Family-15	Residential	Downtown Retail
East	Downtown Retail	Office/Service	Downtown Retail
South	Downtown Retail	Retail	Downtown Retail
West	Single Family-15	Residential	Downtown Retail

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Retail District to allow for development of a commercial retail building in the future. The existing house is planned to be removed to allow construction of a new building. At the time of an application for

“straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the standards necessary for development.

Future Land Use Plan – The Future Land Use Plan recommends Downtown Retail. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – This property currently has direct access to Main Street.

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

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. To date, staff has received one reply form.

Attached Documents:

1. Aerial and Zoning Maps
2. Exhibit A
3. Reply Form

Planning & Zoning Recommendation:

At their June 06, 2023, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, by a vote of 5-0.

Town Staff Recommendation:

Town Staff has observed the site and its surrounding environment. Currently, there are non-residential uses to the east along Coleman Street and to the south along Main Street. Staff understands that there are numerous non-residential uses within the surrounding area. Furthermore, it is recommended, per the Comprehensive Plan, for Downtown Retail uses. The zoning request would be consistent with the uses in the surrounding area. As a result, Town staff recommends approval to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5.

Proposed Motion:

I move to approve/deny a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5.