



CITY COUNCIL COMMUNICATION

DATE: August 4, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 08-21-25 a request for a Specific Use Permit (SUP) for Office Use, on the south end .26 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

SUMMARY:

- The applicant is proposing an office use in the existing house located at 207 Chapman Dr.
- The single-family home was non-conforming in the Industrial 1 zoning district.
- This site is adjacent to our newly defined Downtown District.
- The site is zoned Industrial 1 (I-1) which allows for office use with a SUP.
- This would be general office space for lease.
- Staff mailed 22 notices and at the time of this report has not received any responses.
- Planning & Zoning recommended approval on 7-14-25.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 08-21-25
Exhibit A Site Plan
Application
Letter of Intent