



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 9, 2025

Reference: Consider approval of an ordinance for PD-198R-SF-7, a zoning change request from PD-198-SF-7, Commercial and S-1155R2 to PD-198R-SF-7 to remove commercial zoning on property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive and authorizing the Mayor to sign.

2040: Enhance the Unique 'Community Oasis' Experience

Introduction:

The purpose of this agenda item is to ask Council to approve an Ordinance for case PD-198R-SF-7, to allow the property owner to construct a new home on the property.

Background:

On July 17, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-198R-SF-7, subject to the following PD conditions:

1. There may be additional comments during the Detail Building review.
2. PD Conditions:
 - a. Approve the wood fence in lieu of a brick wall adjacent to the Commercially zoned property.
 - b. Require the existing paved parking lot be demolished prior to a building permit being issued.

On August 12, 2025, the City Council approved the zoning change request with the same conditions.

Benefit to the Community:

Provides a new home to the neighborhood and community.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

N/A

Recommendation:

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

Attachments:

1. Ordinance
2. Exhibit A - Survey
3. Exhibit B – Survey Exhibit