

2 W. PLEASANT ST.
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Staff Report

To: Planning & Zoning Commission & Council Members
From: Community Development Director
Date: January 21, 2026
Re: Minor Subdivision/Lot Split – 332 N Elliott Ave - Brett Heman/Heman Properties

City Code Section 400.440 Amendments outlines the legal procedure for amendments to the various districts established within the chapter.

Applicant wishes to subdivide an existing parcel of land into two parcels. Formal survey has been submitted by the applicant reflecting two lots; Tract 1 measuring approximately 11,250 square feet; Tract 2 measuring approximately also 11,250 square feet. These lot sizes surpass the minimum required lot size as outlined in City Code.

Staff Recommendation: Approval

Public Hearing notices mailed to all property owners within 185'.