

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 1, 2025

Subject: Revised Preliminary Plat – Lots 2-3 in Block 2 and Block 3 Reserve Fourth Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

CD Properties, LLC has submitted a revised preliminary plat for Lots 2-3 in Block 2 and Block 3 in Reserve Fourth Addition. The preliminary plat will add an additional Block, Block 3 and an additional lot to Block 2.

The Development Review Team is supportive of the revised preliminary plat.

Item Details:

Reserve Fourth Addition was preliminary platted in 2021 as Lot 1 in Block 1 and Lots 1, 2 and 3 in Block 2 of Reserve Fourth Addition. The original preliminary plat included four lots fronting 20th Street South, one west of Christine Avenue and three east of Christine Avenue. A revised preliminary plat was approved in 2023 which increased the size of Lot 1 in Block 1 and added Lot 2 in Block 1. Lot 1 in Block 2 and Lot 4 in Block 2 have been final platted with development finished on Lot 1 in Block 2.

CD Properties would now like to add an additional lot along 20th Street within Block 2 as well as add Block 3.

The revised preliminary plat will include:

Revised Lot 2 in Block 2

Originally, Lot 2 in Block 2 was a 41,400 square foot lot zoned Business B-2 district and fronting 20th Street. The revised Lot 2 is proposed as a 27,921 square foot lot zoned B-2 and fronting 20th Street. The lot will include 124 feet of 20th Street frontage. Lot 2 will likely access 20th Street as a standalone access.

Revised Lot 3 in Block 2

Lot 3 in Block 2 was preliminary platted as a 41,303 square foot lot and zoned Business B-2A Office District. The lot was subsequently rezoned to Business B-2 district in 2023. The revised Lot 3 will shift west and get reduced to 29,046 square feet with 129 feet of frontage on 20th Street. The shift west is due an additional lot, Lot 4, being final platted in the area formerly occupied by Lot 3. Lots 3 and 4 will access 20th Street via shared access on Lot 3.

Block 3

A new proposed block, Block 3, will be located north of Block 2. Block 3 is proposed as a 4.08-acre lot zoned Residence R-3 multi-family district. The lot will front and have access to Christine Avenue. Block 3 will include a portion of the platted Lot 100 of Windermere Pointe Addition, which will be vacated upon final platting in Block 3.

The revised preliminary plat meets all zoning and subdivision regulations.

Supporting Documentation:

Hearing Notice – Planning Commission

Location Map

Preliminary Plat – 2021

Revised Preliminary Plat

Zoning Map

Future Land Use Map