

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 5, 2023

Subject: Rezone 1.57 acres in Reserve Fourth Addition and Windermere Point Addition from Business B-2A Office District to Business B-2 District.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties, LLC has submitted a request to rezone the North 225 Feet of the South 265 Feet of the East 308.18 Feet of the Southwest Quarter of the Southwest Quarter in Section 36, Township 110, Range 50 and the South 225 Feet of Lot 100 in Block 2 of Windermere Point Addition, also described as the east 122' of Lot 2 and all of Lot 3 in Block 2 of the Preliminary Plat of Reserve Fourth Addition.

Background:

The property was rezoned from Agriculture to Business B-2A along with adjacent rezones to B-2 and R-3 under the name Nelson's Fourth Addition in 2007. The property was preliminary platted as a Lots 2 and 3 in Reserve Fourth Addition in 2021. CD Properties is seeking to rezone the property to Business B-2 to match adjacent commercially zoned properties along the 20th Street corridor in order to provide flexibility in use options.

Item Details:

The request is to rezone the east one-hundred twenty feet of Lot 2 and all of Lot 3 in Reserve Fourth Addition from B-2A to B-2. Adjacent properties are zoned Business B-2 to the west along 20th Street South, Residence R-3 apartment district to the north and east, and Agriculture to the south. Additional B-2 zoning is located nearby on the south side of 20th Street in the recently preliminary platted Branch Creek Addition. The Future Land Use Map designates this area as Urban Medium, which supports the rezone request to Business B-2 district.

The property was initially zoned B-2A with a buffer in mind to nearby residential zoning districts. Since this time, the City has developed landscape buffer requirements which apply in this scenario as the B-2 zoned property would be adjacent to residentially zoned property and must include bufferyards if development were to occur. Additionally, a storm water pond has been built between this property and the Windermere Point Addition to the east and acts as an additional natural buffer.

The Business B-2 district is the most common commercial zoning district along the 20th Street South corridor and is located in proximity to residential zoning districts throughout the corridor.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the rezone.

Supporting Documentation:

1. Notice – Planning Commission
2. Petition to Rezone
3. Location Map
4. Preliminary Plat - 2021
5. Zoning Map
6. Future Land Use Map