

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 5, 2023

Subject: Revised Preliminary Plat – Lots 1 and 2 in Block 1 of Reserve Fourth Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties, LLC has submitted a revised preliminary plat for Lots 1 and 2 in Block 1 of Reserve Fourth Addition. The lots are located along Christine Avenue and 20th Street South.

Background:

In 2021, The applicant submitted a preliminary plat for Lots 1 in Block 1 and Lots 1 – 3 in Block 3 of Reserve Fourth Addition. The Preliminary Plat was approved by the Planning Commission and City Council. The applicant is ready to final plat Lot 1 in Block 1; however, the anticipated lot size exceeds the boundary of the original Block 1 in Reserve Fourth Addition. A revised preliminary plat is therefore required according to Sec. 51-34 of City Code and has been submitted to include the enlarged Lot 1 along with Lot 2 in Block 1. A corresponding rezoning request has also been submitted to avoid a split zoning of the revised Lot 1.

Item Details:

The original preliminary plat from 2021 included four lots with a depth of two-hundred twenty-five feet from the 20th Street South right-of-way. The revised plans for Lot 1 in Block 1 include a depth of roughly two-hundred ninety feet from 20th Street South, or roughly sixty-five feet larger than the original boundary of Block 1 in Reserve Fourth Addition. The original northern boundary of the Block 1 and 2 lots also defined the boundary of the B-2 and B-2A zoning districts from the R-3 zoning to the north. The original Lot 1 in Block 1 was 71,186 square feet with 225.56 feet of frontage along Christine Avenue. The revised Lot 1 is proposed as a 102,603 square foot lot with 290.33 feet of frontage along Christine Avenue. The Wetland Tract 5A in Reserve Second Addition will also be slightly modified by reducing the size of the wetland tract. Lot 1 will be zoned Business B-2 district including a rezone of the northern sixty-five feet of the proposed lot from B-3 to B-2.

The new proposed lot, Lot 2 in Block 1 of Reserve Addition is an 87,693 square foot lot with 260.27 feet of frontage along Christine Avenue. Lot 2 will be zoned Business B-3 heavy district. Right-of-way for Christine Avenue and 20th Street South has already been recorded and is sufficient.

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 revised preliminary plat.

Supporting Documentation:

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