

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** September 5, 2023

**Subject:** Rezone .57 acres in Reserve Fourth Addition from Business B-3 Heavy 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 65 feet of the proposed Lot 1 in Block 1 of Reserve Fourth Addition. The rezone is being submitted alongside a revised preliminary plat for Lot 1 and Lot 2 in Block 1 of Reserve Fourth Addition.

## **Background:**

The property was rezoned from Residence R-3 apartment district to Business B-3 district in 2021. The current boundary of the B-3 and B-2 district to the south will be impacted by a revised preliminary plat which extends Lot 1 65 feet north into the B-3 zoned property. The rezone will provide consistent zoning for Lot 1 and avoid a split zoned lot.

## **Item Details:**

The request is to rezone roughly the north sixty-five feet of Lot 1 in Block 1 of Reserve Fourth Addition from B-3 to B-2. Adjacent properties are zoned Business B-2 district to the south, Residence R-3 apartment district to the north and east, and Agriculture district to the west. The Future Land Use Map classifies the areas as Urban Medium, which supports the rezone.

## **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. Revised Preliminary Plat
6. Zoning Map
7. Future Land Use Map