

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**Council Meeting:** August 24, 2021

**Subject:** Preliminary Plat for Lot 1 in Block 1 and Lots 1, 2, and 3 in Block 2 of Reserve Fourth Addition

**Person(s) Responsible:** Mike Struck, Community Development Director

## **Summary:**

CD Properties has submitted a preliminary plat for Lot 1 in Block 1, and Lots 1, 2, and 3 in Block 2 of Reserve Fourth Addition. The preliminary plat includes four lots along 20<sup>th</sup> Street South near the intersection of Christine Avenue intended for commercial use.

## **Background:**

CD Properties, the developer of the Reserve Addition, owns 4+ acres of land located near the corner of 20<sup>th</sup> Street South and Christine Avenue. The area was previously rezoned to B-2 and B-2A. Four lots are proposed in the preliminary plat for commercial uses.

## **Item Details:**

The plat includes Lot 1 in Block 1, and Lots 1-3 in Block 2. Lot 1, Block 1 is currently zoned B-2 and proposed as a 70,186 square foot lot at the northwest corner of Christine Avenue and 20<sup>th</sup> Street South. The dimensions and size of Lot 1, Block 1 may change depending on the final delineation of a wetland within Wetland Tract 5 of Reserve Second Addition.

Lot 1 in Block 2 is currently zoned B-2 and proposed as a 29,474 square foot lot at the northeast corner of Christine Avenue and 20<sup>th</sup> Street South. Lot 2 in Block 2 is currently split zoned between B-2 and B-2A and proposed as a 41,400 square foot lot located along 20<sup>th</sup> Street South. Lot 3 in Block 3 is currently zoned B-2A and proposed as a 41,303 square foot lot located along 20<sup>th</sup> Street South. Lot 3 would encroach into the southern portion of Lot 100 Windermere Pointe Addition and require a replat at the time of final platting.

The lots meet zoning and subdivision standards; however, staff does not recommend split zoning. A future rezoning of Lot 2, Block 2 should take place to correct the split zoning. Lot 1, Block 1 and Lot 1, Block 2 are corner lots with access from either 20<sup>th</sup> Street South or Christine Avenue. Access points are preferred on Christine Avenue if possible. Lots 2 and 3 in Block 2 are only accessible from 20<sup>th</sup> Street South. A shared access will be encouraged in order to limit access locations along 20<sup>th</sup> Street South. A

one-foot no access easement will be added along 20<sup>th</sup> Street South at the time of final platting once access drive locations are determined.

**Legal Consideration:**

None

**Strategic Plan Consideration:**

Economic Growth – The preliminary plat will provide commercial growth opportunities.

**Financial Consideration:**

None

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Do nothing

The Development Review Team and staff recommend approval. The Planning Commission voted 5-0 recommending approval of the preliminary plat.

**Supporting Documentation:**

Legal Notice

Planning Commission Minutes

Preliminary Plat

Aerial Map

Zoning Map