



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 11, 2014

Reference: Consider approval of the North Lake Estates, Lot 17R, (Cavalry Construction), Replat, being a replat of Lots 17 & 18 of Northlake Estates to establish easements to allow an office building with a detached garage on 0.77 acres of property located at the northeast corner of Howell Drive and Southwestern Boulevard

2030: **Business Prosperity, Sense of Community**

Introduction:

This is the companion request to the Site Plan. The replat is proposed to combine Lots 17 and 18 and to include the “Farmers Branch Coppel” (Former Southwestern Blvd.) right-of-way that is proposed to be abandoned and purchased by Cavalry Construction. There are two easements being dedicated, a 30-foot wide, 75-foot dead-end fire lane depicted that is acceptable to the Fire Department and a utility easement covering the former right-of-way.

Analysis:

On February 20, 2014 the Planning and Zoning Commission unanimously recommended approval of this replat. The following conditions remain outstanding.

1. Additional comments may be generated upon detailed engineering review.
2. The recording information for the abandonment shall be written on the plat prior to recordation.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

Staff Report
Replat