



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: July 9, 2013

Reference: Park West Commerce Ctr., Lot 3R-1, Blk 8, Replat & Lot 4, Blk 8, Minor Plat,

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

Introduction:

This is a companion request to the Site Plan Amendment that was approved by the Planning and Zoning Commission. The amended site and landscape plans reflect the previously administratively approved revisions, includes a future parking area and reduces the size of the lot.

Specifically, the Replat of Lot 3R decreases the lot size by 20,435 square feet to 15.7 acres and approves a Minor Plat for Lot 4, which incorporates the 20,435 square feet, for a total of 16.64 acres to be available for future development. This property is located at the north side of Wrangler Drive between Freeport Parkway and Enterprise Drive.

Analysis:

On June 20, 2013, the Planning & Zoning Commission recommended approval of the Minor Plat/Replat, subject to the following condition:

1. Lot 4, Block 8, shall be replatted prior to development.

Legal Review:

This item did not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends Approval.

Attachments:

Staff Report with Replat/Minor Plat