



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 11, 2014

Reference: Consider approval of North Lake Estates, Lot 17R, (Cavalry Construction), site plan approval to allow the development of a one-story, 4,799-square-foot professional office (including 720 square feet of covered patio areas) with a detached garage on 0.77 acres of property located at the northeast corner of Howell Drive and Southwestern Boulevard,

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

Introduction:

The current owner of the property, Cavalry Construction, is requesting approval to construct and occupy this facility to house their office functions. A 0.23-acre right-of-way abandonment for the former segment of Southwestern Boulevard (Farmers Branch Coppell Road) is also on this agenda for Council approval.

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 right-of-way being abandoned and purchased by the applicant.
3. City Council approval of the proposed wrought iron fence with evergreen screening on the northeast corner of the site in lieu of the six-foot masonry wall.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

Staff Report with attachments: Color Elevations, Site Plan, Landscape Plan and Elevations