



## MEMORANDUM

**To:** Mayor and City Council

**From:** Marcie Diamond, Assistant Director of Planning  
**Thru:** Gary L. Sieb, Director of Planning

**Date:** August 13, 2013

**Reference:** Consider approval Northlake 635 Business Park, Lot 1, Block E & Lot 1R2R, Block D, Replat

**2030:** **Business Prosperity**

---

### **Introduction:**

This is the companion request to the site plan approved by Planning & Zoning Commission on July 18, 2013, to allow the development of two office buildings on 8.4 acres (Lot 1, Block E) and to allow construction of 120 additional parking spaces on 1.3 acres to serve the existing development on Lot 1R2R, Block D. This replat will dedicate mutual access, fire lane and water easements while a ten-foot building line and parking setback is proposed to be abandoned by this plat.

### **Analysis:**

On July 18, 2013, the Planning & Zoning Commission recommended approval of the Replat, subject to the following conditions:

1. There may be additional comments upon Detail Engineering review.
2. A tree removal permit is required prior to the start of construction.

### **Legal Review:**

This item did not require City Attorney review

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Department recommends approval of this replat

### **Attachments:**

Staff Report, Replat and Site Plan