



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 24, 2015

Reference: Consider approval of the **Coppell Heights Addition, Lots 9C1 & 9C2, Block A, Replat**, to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, private utilities and access on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road.

2030: **Business Prosperity**

Introduction:

This is the companion request to the planned development zoning. The existing lot is being divided into two for the purpose of selling one of the buildings. A mutual access/fire lane easement and all necessary public easements are being dedicated by the plat. A private agreement to be filed with the plat includes the private utilities, cross parking/access, and a shared dumpster between the property owners.

Analysis:

On February 19, 2015, the Planning Commission unanimously recommended approval of this replat, the following condition remains outstanding:

1. Ensure the private utilities (water, sanitary sewer and storm sewer) are included in the private agreement and submit a draft for staff review prior to recordation.
2. Revise the “side” yard setback to “rear” yard setback for Lot 9C1, Block A, adjacent to the mutual lot line.

Legal Review:

This item does not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Staff Report
2. Replat