



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** March 24, 2015

**Reference:** Consider approval of **Prologis Park @ Callejo, Revised Preliminary Plat**, to revise the preliminary plat to increase the number of lots from eight (8) lots to nine (9) on 116.64 acres of land located north of Sandy Lake Road and south of SH 121 and providing for the extension of Freeport Parkway.

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

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### Introduction:

This is a request to subdivide this property into nine lots. Six lots are contemplated for office/warehouse use, two for commercial use along the frontage of State Highway 121 and the final lot is a small, undevelopable parcel due to extensive grading requirements at the southwest corner of this property. A similar Preliminary Plat was approved in December essentially showing the same lot configuration with the exception of Lot 4. In December this was one large lot containing approximately 40 acres. It has now been replatted into two lots for detailed development of a reduced Lot 4 of approximately 26 acres and a new Lot 5 containing 13.4 acres to be developed at a later date. Lot 4 is the first lot in this large industrial subdivision to be developed--a 300,360-square-foot warehouse building with expansion possibilities of another 200,000 plus square feet.

### Analysis:

On February 19, 2015, the Planning Commission unanimously recommended approval of this revised Preliminary Plat. There were no outstanding conditions.

### Legal Review:

This item does not require City Attorney review

### Fiscal Impact:

None

### Recommendation:

The Planning Department recommends approval

### Attachments:

1. Staff Report
2. Preliminary Plat