



## Legislation Details (With Text)

<b>File #:</b>	2016-2797	<b>Version:</b>	2	<b>Name:</b>	North Lake Estates, Lot 19R, RP
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Failed
<b>File created:</b>	5/12/2016	<b>In control:</b>		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	6/16/2016	<b>Final action:</b>		<b>Final action:</b>	6/16/2016
<b>Title:</b>	PUBLIC HEARING: Consider approval of the North Lake Estates, Lot 19R, Replat, being a replat of Lot 19 of North Lake Estates to establish easements and incorporate an abandoned right-of-way to allow a retail/residence building on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Report.pdf, 2. Replat.pdf

Date	Ver.	Action By	Action	Result
6/16/2016	2	Planning & Zoning Commission	Denied	Pass
5/19/2016	1	Planning & Zoning Commission	Denied	Pass

### **PUBLIC HEARING:**

Consider approval of the **North Lake Estates, Lot 19R, Replat**, being a replat of Lot 19 of North Lake Estates to establish easements and incorporate an abandoned right-of-way to allow a retail/residence building on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard.

### **Staff Recommendation:**

The Planning Department recommends approval of this REPLAT with the following conditions, items in bold are condition that still have not been met:

- 1. All statements on this document should refer to a “Replat” not a “Plat”.**
2. Include the following statement as reason for the replat: “The purpose of this Replat is to create one lot, abandon an existing 25-foot front yard setback from a non-existing Farmers Branch Coppel Road right-of-way, **provide a fire lane**, and establish a new front yard setback **from Southwestern Boulevard**”.
- 3. Eliminate phrase related to City Council action in the Planning Commission Secretary statement.**
- 4. “Farmers” still misspelled in title block.**
- 5. There will be additional comments during detailed engineering review.**

On May 19, 2016, the Planning Commission denied this REPLAT and the applicant will resubmit with the PD at the June 16, 2016, meeting (7-0).

The Planning Department recommends APPROVAL.

**Goal Icon:**

**Business Prosperity**

**Special Place to Live**