



## Legislation Text

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File #: 2016-2797, Version: 2

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### **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 Coppell 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**