



Legislation Details (With Text)

File #: PP17-0012 **Version:** 1 **Name:**
Type: Planning and Zoning Commission
File created: 9/28/2017 **In control:** Planning and Zoning Commission
On agenda: 10/11/2017 **Final action:**
Title: Consider a request by Texas Blue Horseshoe Ltd for approval of a Preliminary Plat of Lots 1, 2, and 3, Block A, of the Duluth Trading Co. - Northern Tool Addition. The approximately 18.01 acre site is generally located on the west side of the I-35 service road approximately 1,000 feet south of West University Drive. (PP17-0012, Duluth Trading/Northern Tool, Hayley Zagurski).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Preliminary Plat

Date	Ver.	Action By	Action	Result
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Planning Report

PP17-0012 / Duluth Trading/Northern Tool

City Council District 3

Planning & Zoning Commission

October 11, 2017

REQUEST:

Consider a request by Texas Blue Horseshoe Ltd for approval of a Preliminary Plat of Lots 1, 2, and 3, Block A, of the Duluth Trading Co. - Northern Tool Addition. The approximately 18.01 acre site is generally located on the west side of the I-35 service road approximately 1,000 feet south of West University Drive. (PP17-0012, Duluth Trading/Northern Tool, Hayley Zagurski).

ZONING:

Regional Center Commercial Downtown (RCC-D) District and Industrial Center Employment (IC-E) District

NUMBER OF LOTS:

Three commercial lots

BACKGROUND:

The purpose of the preliminary plat is to subdivide a previously unplatted tract of land into three lots. All three lots have frontage on the I-35 service road. Lots 1 and 2 were recently rezoned from IC-E District to RCC-D District for the purposes of facilitating retail development.

STAFF RECOMMENDATION:

The technical requirements of the plat have been met, and the plat is in order as submitted. The proposed plat complies with all subdivision regulations, and staff recommends approval.

EXHIBITS:

- Preliminary Plat

Respectfully submitted:
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Interim Planning Director

Prepared by:
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Senior Planner