



Legislation Text

File #: PV17-0002, **Version:** 1

Planning Report

PV17-0002 / Carmel Villas

City Council District 1

Planning & Zoning Commission

September 13, 2017

REQUEST:

Consider approval of a request by Carmel Villas, LLC for approval of a partial plat vacation concerning Lot 2, Block A of the Flowers Food Addition. The approximately 6 acre property is generally located north of Pockrus Page Road, approximately 1,100 feet east of the I-35E Services Road. (PV17-0002, Carmel Villas, Julie Wyatt).

ZONING:

Regional Center Commercial Downtown (RCC-D) District

BACKGROUND:

The purpose of the partial plat vacation is to remove an existing platted lot in order to facilitate a townhome development. The 6 acre site was previously platted as Lot 2, Block A of the Flowers Food Addition, which was approved on June 1, 2005. Once vacated, the area within the Lot 2, Block A of the Flowers Food Addition will revert back to unplatted property, and any proposed development would be required to seek approval of a preliminary and final plat prior to development. Lot 1, Block A of the Flowers Food Addition will remain intact.

A preliminary plat (PP17-0002) for Carmel Villas, which includes the subject property, is being considered concurrently for the purpose of future development.

STAFF RECOMMENDATION:

The technical requirements of the plat vacation have been met, and it is in order as submitted. Staff recommends approval.

EXHIBITS:

- Declaration of Petition for Partial Vacation of Plat

Respectfully submitted:
Shandrian Jarvis, AICP
DRC Administrator

Prepared by:
Julie Wyatt
Senior Planner