



## Legislation Text

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**File #:** PP17-0012, **Version:** 1

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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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