

STAFF REPORT

Case Number: 16-PL-05

Request: Final Plat Approval for Komerica Addition, Lot 1, Block A

Address: 13150 Senlac Drive

Lot Size: 3.4502 acres

Petitioner: Komerica Building Maintenance, Inc.

Komerica Building Maintenance, Inc. is the owner of a previously developed, 3.4502 acre tract of land addressed as 13150 Senlac Drive, located at the southeast corner of Senlac Drive and Valley View Lane. The property was previously platted and is presently part of a remaining portion of Lot 1, Block 1, Valley View Commerce Park Addition originally platted in 1984.

The owners must re-plat the property for the purpose of dedicating an easement needed for a water line loop to serve the property. This re-platting of the property as Komerica Addition, Lot 1, Block A, provides the required water easement for the water line loop.

The proposed final plat of Komerica Addition, Lot 1, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.