



Legislation Details (With Text)

**File #:** 24-4531      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Agenda Ready  
**File created:** 6/18/2024      **In control:** Town Council Meeting  
**On agenda:** 7/8/2024      **Final action:**  
**Title:** 9:15 p.m. - 9:30 p.m. Request to Approve a Final Plat for Consolidation of Two Lots, 39 and 39A into one at 103 Saint Andrews Dr., NE, in the RS-12.5 Single-Family Detached Residential Zone.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 01 - 103 Saint Andrews Drive NE - TC Staff Report, 2. 02 - Application and Authorization, 3. 03 - Final Consolidation Plat, 4. 04 - Plan Set Pages, 5. 05 - Relevant Code Sections, 6. 06 - Property Deeds, 7. 07 - Regulatory Requirements for Agenda Item, 8. 08 - PC Memo to Town Council, 9. TC Staff Presentation - 103 Saint Andrews Lot Consolidation

Date	Ver.	Action By	Action	Result
7/8/2024	1	Town Council Meeting	approved	Pass

**Subject:**

9:15 p.m. - 9:30 p.m. Request to Approve a Final Plat for Consolidation of Two Lots, 39 and 39A into one at 103 Saint Andrews Dr., NE, in the RS-12.5 Single-Family Detached Residential Zone.

**DATE(S) OF PRIOR COUNCIL CONSIDERATION OF THIS ISSUE:** n/a

**EXPLANATION AND SUMMARY :**

The applicant is requesting approval from the Town Council on a final plat for the consolidation of two lots at 103 Saint Andrews Dr., NE, all of which is in the Westbriar Estates Subdivision. The applicant is proposing to consolidate the existing Lot 39, which has frontage on St. Andrews Dr., NE, with Lot 39A, which is a landlocked parcel adjacent to the rear of Lot 39. Both existing properties are zoned RS-12.5, Single-Family Detached Residential, and the newly formed lot would retain that same zoning. The application was filed by Mir Zohori, property owner and applicant, and Gyandra S. Thapa of Global Engineering, project engineer. The address for the new consolidated property will likely remain addressed as 103 Saint Andrews Dr., NE.

**Departmental Recommendation :** The proposed lot consolidation meets all subdivision and zoning requirements. Staff recommends approval.

**Finance Recommendation :** n/a

**Purchasing Recommendation :** n/a

**Town Attorney Recommendation :** Pursuant to Town Code Sections related to subdivisions and non-conforming lots, a lot consolidation is consistent with the Town Code. After consideration of the recommendations of the Planning Commission, the Town Council may approve the proposed

consolidation of lots in its discretion.

**Town Manager's Recommendation** : I recommend the Town Council approve the proposed final plat for a lot consideration of two lots into one at the property located at 103 Saint Andrews Drive., NE, for Lots 39 & 29 A, as presented.

Cost and Financing: n/a

Account Number: n/a

Prior Funding Approval: *Annual General Budget (Year), Amendments, CIP Budget (Year), or ARPA.*

Decision Needed by This date: July 22, 2024

**PROPOSED/SUGGESTED MOTION**

"In accordance with the Town Code and recommendation of the Planning Commission, I move to approve the proposed final plat for a lot consolidation of 2 lots into 1 at the property located at 103 Saint Andrews Dr., NE, for Lots 39 & 39A."

Or

Other action deemed necessary by Council.