



PLANNING AND ZONING COMMISSION COMMUNICATION
February 19, 2013

SUBJECT: Consider Approval of Preliminary Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 13-02-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat changing 0.411 acres of the A.M. Downen Survey Abstract No. 415 to Fountain Center Addition Lot 3, 1200 W. Euless Boulevard.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Ed Lewis, Euless Guns and Ammo

Location / Zoning: 0.411 acres located at 1200. W. Euless Boulevard. The property is currently zoned Texas Highway 10 Multi-Use District (TX-10).

Project Description: The applicant intends to plat the 0.411 acres in order to expand his current building.

This property went before the Zoning Board of Adjustments on May 10, 2012. It received variances to the front yard setback requirements and the minimum lot size requirements of the TX-10 zoning district. The minimum lot size is one half an acre in TX-10 and the front yard setbacks require twenty (20) feet if the front yard is all landscaped, and thirty (30) feet if parking is in the front. The front of the building's canopy violates the 30' building line. These conditions have been granted variance and are allowable to plat the property. The applicant will provide a site plan to the City in order to provide the addition to the existing structure.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Eules. Staff recommends approval.

SUPPORTING DOCUMENTS:

- Application
- Exhibit
- Map 1, Map 2 and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner