



PLANNING AND ZONING COMMISSION COMMUNICATION
August 6, 2013

SUBJECT: Consider Approval of Conveyance Plat
SUBMITTED BY: Mike Collins – Director of Planning and Economic Development
REFERENCE NO: 13-04-FP

ACTION REQUESTED:

Motion to approve a Conveyance Plat changing 27.334 acres of land out of the John H. Havens Survey, Abstract No. 685 and Jesse Doss Survey, Abstract No. 441 to Lot 1, Block F, Glade Parks Addition.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: RubyGlade 121, LP – Glade Parks Development

Location/Zoning: - 27.334 acres east of Heritage Blvd and west of SH 121 – Zoned Planned Development (PD) 1944.

Project Description: A Conveyance Plat is a recordable document which is allowed by state law and city ordinance to create the subdivision of land without granting the owner of the subdivision any rights to developing the property. Conveyance plats are used in order to legally sell subdivisions of land without providing the usual development plans associated with the property. The one lot created by this conveyance plat is located within the Neighborhood Residential/Commercial area within the Glade Parks overall development. The acreage will be subdivided through preliminary and final platting to create a detached single-family residential development. The previously approved Conveyance Plat (Case#12-03-FP) expired before it was filed.

The Development Services Group (DSG) has determined that the application is in

substantial compliance with the Conveyance Plat requirements of the City of Euless and recommends approval.

SUPPORTING DOCUMENTS:

- Exhibit – Conveyance Plat
- Map 1, Map 2, & Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner