



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
November 19, 2013

**SUBJECT:** Consider Approval of Preliminary Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 13-04-PP

---

**ACTION REQUESTED:**

Consider a request for a Preliminary Plat changing 21.709 acres within the A. Bradford Survey, Abstract No. 152 to Lots 1 through 3, Block A and Lot 1, Block B, Preserve at Bear Creek located east of Bear Creek Parkway and south of Midway Drive.

**ALTERNATIVES:**

1. Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Mr. Bernie Hietbrink, representing SLF IV Euless Riverwalk JV LP

**Location / Zoning:** 21.709 acres located east of Bear Creek Parkway and south of Midway Drive. The property is currently zoned Planned Development (PD) zoning by Ordinance No. 1907.

**Project Description:** The applicant intends to preliminary plat the 21.709 acres in order to sell the southern tract for urban loft development.

The proposed lots are for the development of urban lofts within the Riverwalk Planned Development. Lots contained within Block A will be first developed for the urban lofts as well as two open space lots which will contain a pedestrian trail interlinking sections of the Riverwalk Development.

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