



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
December 17, 2013

**SUBJECT:** Consider Approval of Preliminary Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 13-05-PP

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**ACTION REQUESTED:**

Consider a request for a Preliminary Plat changing 1.54 acres of land located in the William G. Matthews Survey, Abstract 1052, located northeast of the intersection of S. Main Street and E. Whitener Road, to the Trinity Court Addition

**ALTERNATIVES:**

1. Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Mr. Mike Nawar, representing Silver Bay Group

**Location / Zoning:** 1.544 acres located at the northeast corner of the intersection of S. Main Street and E. Whitener Road. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

**Project Description:** The applicant proposes to preliminary plat the 1.54 acres for eight (8) single family detached dwelling units. The Planning and Zoning Commission held a public hearing on September 17, 2013 and recommended approval of the Planned Development (PD) Zoning. The City Council approved the PD on October 8, 2013.

The eight (8) lots will have internal sidewalks and access to S. Main Street and E. Whitener Road. The plat indicates the setback distances as required by the conditions of the Planned Development zoning ordinance.

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