



PLANNING AND ZONING COMMISSION COMMUNICATION
December 17, 2013

SUBJECT: Consider Approval of Final Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 13-06-FP

ACTION REQUESTED:

Approve a request for a Final Plat changing 15.729 acres from the Bradford Adam Survey Abstract No 152 to The Dominion at Bear Creek Phase 1, Block A, Lots 36-39, A, B & C; Block B, Lots 15-26; Block C, Lots 1-15, A; Block D, Lots 1-24, A, B, C, D, E, F & G; Block E, Lot A; Block F, Lots A & B totaling 55 residential lots and 14 open space lots. The property is located south of Midway Drive and west of Bear Creek Parkway.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Eddie Eckart representing Goodwin and Marshall on behalf of Lennar Homes of Texas..

Location / Zoning: The property is located south of Midway Drive and west of Bear Creek Parkway. The property is zoned Planned Development District (PD).

Project Description: The Planning and Zoning Commission approved a preliminary plat of this property on December 18, 2012. This plat establishes the first phase of the development including 55 residential lots in accordance with the regulations of the Planned Development Ordinance. The open space lots within this subdivision establish the internal trail connections through the subdivision, the swimming pool amenity center for the subdivision and the external trail system along Bear Creek Parkway and Midway Drive which will eventually connect with the greater Riverwalk development.

The Development Services Group has certified that the conditions contained within the final plat application meet the technical standards of the City of Euless.

Staff recommends approval of the Final Plat.

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