



## PLANNING AND ZONING COMMISSION COMMUNICATION

January 7, 2014

**SUBJECT:** Consider Approval of Conveyance Plat

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 13-08-FP

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### **ACTION REQUESTED:**

Approve a request for a Conveyance Plat of 1.1737 acres from the J.P. Halford Survey, Abstract No. 711. The property is located within the 900 block of N. Industrial Boulevard.

### **ALTERNATIVES:**

1. Approve the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Chris Lyons

**Location / Zoning:** The property is located within the 900 block of N. Industrial Boulevard. The property is zoned Community Business (C-2) Zoning District.

**Project Description:** Under the Euless Unified Development Code and state law, a property owner may subdivide land greater than five acres in size by conveyance plat. A conveyance plat is not used for the construction of new development, rather for the ability to sell property for development purposes. Once approved, the conveyance plat is recorded with the county and the property may then be conveyed. Further preliminary plats, site plans, construction plans and final plats will be required for the development to occur.

On November 12, 2013 the City Council approved an exception to Section 84-411 which requires the five acre minimum. The exception allows application to be made for a conveyance for property which is less than the five acre minimum.

The purpose of this conveyance plat is to subdivide property for the purpose of developing a medical office building. Within the allowances of the development code exception, this conveyance plat is in compliance with the City of Euless standards and 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