



PLANNING AND ZONING COMMISSION COMMUNICATION

April 1, 2014

SUBJECT: Consider Approval of Preliminary Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-02-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat changing 2.5819 acres of land located in the Elijah Rogers Survey, Abstract 1299, 606 S. Main Street to the Cannon Gardens Addition.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Don Dykstra, representing Bloomfield Homes

Location / Zoning: 2.5819 acres located at 606 S. Main Street. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

Project Description: The applicant proposes to preliminary plat the 2.5819 acres for fourteen (14) single family detached dwelling units. The Planning and Zoning Commission held a public hearing on December 3, 2013 and recommended approval of the Planned Development (PD) Zoning. The City Council approved the PD on December 10, 2013.

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