



PLANNING AND ZONING COMMISSION COMMUNICATION

April 15, 2014

SUBJECT: Consider Approval of Replat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-01-RP

ACTION REQUESTED:

Approve a request for a Replat of 2.00 acres, Block A, Lot 2, Mad Triangle Addition to Block A, Lots 2R1 and 2R2 Mad Triangle Addition. The property is located at the 1600 block of W. Euless Boulevard.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mad Triangle, LLC

Location / Zoning: The property is located at the 1600 block of W. Euless Blvd. The property is zoned Texas Highway 10 Multi-Use District (TX-10).

Project Description: Mad Triangle Addition was approved by the Planning and Zoning Commission on February 7, 2012 for the development of commercial properties along W. Euless Boulevard. Lot 1 has been developed. The replat seeks to subdivide Lot 2 into two separate lots for further commercial development.

The subdivided lots meet the minimum standards as set forth in the TX-10 zoning district. Appropriate easements have been placed on Lot 2R1 for commercial development and appropriate cross access to the other two lots.

The Development Services Group has reviewed the replat of the property and has certified that it meets the standards of the City of Euless. Staff recommends approval of the replat.

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