



PLANNING AND ZONING COMMISSION COMMUNICATION

April 15, 2014

SUBJECT: Consider Approval of Replat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-02-RP

ACTION REQUESTED:

Approve a request for a Replat of 1.025 acres, Block 5, Lots 3 and 4, Trail Lake Estates Phase II to Block 5, Lot 3R Trail Lake Estates Phase II. The property is located at 800 Overlake Court.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Andy Chesney

Location / Zoning: The property is located at 800 Overlake Court. The property is zoned Single Family Detached Dwelling District (R-1).

Project Description: Mr. Chesney owns both of the properties described as Block 5, Lots 3 and 4 of the Trail Lakes Estates Phase II addition in the City of Euless. He has applied for a replat of the two parcels into one single family lot.

The consolidated lot meets the minimum standards as set forth in the R-1 zoning district. A 10 foot utility easement separating the two lots has been certified to not have any utilities within the easement and will be abandoned with the replat of the lot.

Because the property is residentially zoned, a replat of the property requires a public hearing before the Planning and Zoning Commission. Notice according to municipal and state ordinances has been appropriately sent to the surrounding property owners.

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
- Response Letter from V. Dinh
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner