



PLANNING AND ZONING COMMISSION COMMUNICATION

June 3, 2014

SUBJECT: Consider Approval of Conveyance Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-01-FP

ACTION REQUESTED:

Approve a request for a Conveyance Plat of 6.138 acres from the John H. Havens Survey, Abstract No. 685, Portion of Tract 2A and the J. Doss Survey, Abstract No. 441, Portions of Tracts 6 and 6A to be platted as Glade Parks Lot 3, Block K. The property is located within the 2500 block of Rio Grande Boulevard.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Ruby-12-Gladeretail, LLC

Location / Zoning: 6.138 acres from the John H. Havens Survey, Abstract No. 685, Portion of Tract 2A and the J. Doss Survey, Abstract No. 441, Portions of Tracts 6 and 6A to be platted as Glade Parks Lot 3, Block K. The property is located within the 2500 block of Rio Grande Boulevard. The property is zoned Planned Development (PD) 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. This conveyance plat is the property in which Dave and Buster's will be developed. Further construction plans and final plats will be required for the development to occur.

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