



PLANNING AND ZONING COMMISSION COMMUNICATION

September 16, 2014

SUBJECT: Consider Approval of Final Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Inspection
REFERENCE NO: 14-03-FP

ACTION REQUESTED:

Approve a request for a Final Plat of changing 14.896 acres from the Bradford Adam Survey, Abstract No. 152, Tracts 1A3, 1A4, 4B, 4B1A2, 5A, & 5A1 to The Dominion at Bear Creek Phase 2, Lots 1-35, D, Block A, Lots 1-12, Block E, Lots 1-26, C&D, Block F, totaling 73 residential lots and 3 open space lots. The property is located south of Midway Drive and west of Bear Creek Parkway.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Alicia Schwarze representing Lennar Homes.

Location / Zoning: The property is located south of Midway Drive and west of Bear Creek Parkway. The property is zoned Planned Development District (PD).

Project Description: The Planning and Zoning Commission approved a preliminary plat of this property on December 18, 2012. This plat establishes the phasing of the development including the 73 residential lots in accordance with the regulations of the Planned Development Ordinance. The open space lots within this subdivision further the establishment of the external trail system along Bear Creek Parkway.

The Development Services Group has certified that the conditions contained within the final plat application meet the technical standards of the City of Euless.

Staff recommends approval of the Final Plat.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner