



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
September 16, 2014

**SUBJECT:** Consider Approval of Replat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 14-06-RP

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**ACTION REQUESTED:**

Approve a request for a Replat of 0.716 acres, Block 5, Lots 8R and 9, Trailwood Addition Second Filing to Block 5, Lots 8-R-1 and 9-R, Trailwood Addition Second Filing. The properties are located at 1900 Shenandoah Drive and 305 Trailwood Drive.

**ALTERNATIVES:**

1. Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Mr. David Schumann

**Location / Zoning:** The properties are located at 1900 Shenandoah Drive and 305 Trailwood Drive. The properties are zoned Single Family Detached Dwelling District (R-1).

**Project Description:** Mr. Schumann owns both of the properties described and has applied for a replat of the two lots. The shared property line of these two properties is the side boundary to 1900 Shenandoah and the rear line of 305 Trailwood. Mr. Schuman desires to increase the size of the side and rear yard of the 1900 Shenandoah lot by shifting this shared property line approximately ten (10) feet to the northeast.

The size and lot coverage of both the lots after the replat are in compliance with the minimum lot size and coverage of the R-1 zoning district. The fence between the two lots would be moved to reflect the new property line. The movement of this property line will have no effect on any recorded easements within the two properties nor will it affect any surrounding parcels in size, shape, easement or fence location.

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
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner