



PLANNING AND ZONING COMMISSION COMMUNICATION
October 7, 2014

SUBJECT: Consider Approval of Preliminary Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-05-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat of 30.446 acres of the Bradford Adam Survey, Abstract No. 152, tracts 1A7, 1 and 1B to The Estate at Bear Creek, Block M, Lots 1-18, A; Block N, Lots 1-44, A, B, and C; Block O, Lots 1-34; Block P, Lots 1-16; and Block Q, Lot A. located southeast of the intersection of Bear Creek Parkway and Harwood Road.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: SLF IV Euless Riverwalk, JV, LP represented by Bernie Hietbrink of Stratford Land Group, on behalf of Lennar Homes of Texas.

Location/Zoning: 30.446 acres located southeast of the intersection of Bear Creek Parkway and Harwood Road. The property is zoned Planned Development (PD).

Project Description: The applicant proposes to preliminary plat the 30.446 acres for one hundred twelve (112) single family detached dwelling units.

The technical aspects of the subdivision including setback distances, placement of easements, street alignment and fencing required of a gated subdivision are in compliance with the regulations of the Planned Development zoning district and the City of Euless Unified Development Code.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

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