



PLANNING AND ZONING COMMISSION COMMUNICATION
November 4, 2014

SUBJECT: Consider Approval of Replat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-05-RP

ACTION REQUESTED:

Approve a request for a Replat of 9.469 acres of Harwood Crossing Subdivision, Block 1, Portion of Lots 1 & 2 and all of Lot 3 to be replatted as Harwood Crossing Subdivision, Block 1, Lots 1R, 2R and 3R, 1060 N. Main Street.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Kroger Texas LP and Harwood and Main, LTD.

Location / Zoning: The property is located at 1060 N. Main Street. The property is zoned Community Business District (C-2).

Project Description: Kroger and the Harwood and Main partnership are requesting a replat of the lots of Harwood Crossing Subdivision in order to realign the internal lot line of the shopping center's primary lots. The realignment will allow the lot line to divide the new Kroger expansion from the remainder of the inline shopping center. All easements have been shown on the replat.

Because the property is not residentially zoned, a replat of the property does not require a public hearing before the Planning and Zoning Commission.

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