



PLANNING AND ZONING COMMISSION COMMUNICATION
February 17, 2015

SUBJECT: Consider Approval of Preliminary Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-06-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat of 2.393 acres of the Ben F. Crowley Survey, Abstract No. 320, tract 5A1 to Griffith Parc, Block A, Lots 1-8, A located at 1804 N. Main Street.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Don Dykstra, representing Bloomfield Homes

Location/Zoning: 2.393 acres located at 1804 N. Main Street. The property is currently zoned Planned Development for Single Family Residential Units (PD). The Planned Development (#14-03-PD) was approved in September 2014.

Project Description: The applicant proposes to preliminary plat the 2.393 acres for eight (8) single family detached dwelling units and one open space lot.

The technical aspects of the subdivision including setback distances, placement of easements, and street alignment 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
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner