



PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2015

SUBJECT: Consider Approval of Conveyance Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-04-FP

ACTION REQUESTED:

Approve a request for a Conveyance Plat to be located on 17.8 acres out of the B.B.B & C. Railroad Co Survey, Abstract No. 204 and J. Doss Survey, Abstract 441, tracts 3A, 3B, 4B, 4B2b, 4B5A1, 4B5, 4B5A, 5B, located north of Cheek-Sparger Road, west of Rio Grande Boulevard.

ALTERNATIVES:

- Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: MMA, representing NSHE Texas Golden White Group, LLC.

Location / Zoning: 17.8 Acres located north of Cheek-Sparger Road and west of Rio Grande Boulevard / Planned Development District (PD).

Project Description: Under the Euless Unified Development Code, a property owner may subdivide land greater than five acres in size by conveyance plat. A conveyance plat is not used for the construction of new development, rather for the ability to sell property for development purposes. Once approved, the conveyance plat is recorded with the county and the property may then be conveyed. Further site plans, constructions plans, and final plats are required for the development to occur. The purpose of this conveyance plat is to subdivide property for the purposes of commercial development as part of the Glade Parks South area.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

SUPPORTING DOCUMENTS:

- Application
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner