



**PLANNING AND ZONING COMMISSION COMMUNICATION**

August 9, 2016

**SUBJECT:** Hold a Public Hearing and Consider Approval of Replat Case No. 16-02-RP  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 16-02-RP

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**ACTION REQUESTED:**

Hold a public hearing and consider approval of a request for a Replat to be located on 1.379 acres out of property previously platted as Harwood Crossing Subdivision, Block 1, Lot 5 to be replatted as Harwood Crossing Subdivision, Block 1, Lots 5R1, 5R2.

**ALTERNATIVES:**

- Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** W.R. Rose Investments

**Location/Zoning:** 1.379 acres currently within the 900 block of N. Main Street. The property is zoned single family detached dwelling district (R-1).

**Project Description:** The applicant proposes to replat the existing lot into two. The rezoning of this parcel for the single family (R-1) district was approved by the City Council on June 28, 2016. The lots that will be created exceed one-half acres each, exceeding the minimum lot size of 7,500 s.f. established in the R-1 zoning district.

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

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit
- Property Notice Response
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**  
**Stephen Cook**

Director of Planning and Economic Development  
Senior Planner

