



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
September 6, 2016

**SUBJECT:** Consider Approval of Final Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 16-09-FP

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**ACTION REQUESTED:**

Approve a request for a Final Plat to be located on 15.597 acres out of the Bradford Adam Survey, Abstract 152, to be platted as The Enclave at Bear Creek Addition, Block G, Lots 1-6, A; Block H, Lots 1-8, A; Block I, Lots 1-10, A located at the northwest corner of Midway Drive and Bear Creek Parkway.

**ALTERNATIVES:**

- Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Lennar Homes of Texas, Land & Construction, LTD.

**Location/Zoning:** 15.597 acres located at the northwest corner of Midway Drive and Bear Creek Parkway/Planned Development District (PD).

**Project Description:** The applicant proposes to plat 34 residential lots and three open space lots as an addition within the Riverwalk Planned Development zoning district. This area had originally been designated as Phase IV of the Dominion at Bear Creek. The subdivision is now branded as The Enclave at Bear Creek. The plat submitted to the City of Euless conforms to the appropriate easements and boundaries according to City of Euless regulations.

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 of the final plat.

**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