



**PLANNING AND ZONING COMMISSION COMMUNICATION**

October 18, 2016

**SUBJECT:** Consider Approval of Final Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 16-03-FP

---

**ACTION REQUESTED:**

Approve a request for a Final Plat to be located on 13.704 acres out of the Bradford Adam Survey, Abstract 152, to be platted as The Estates at Bear Creek, Phase 2, Block N, Lots 13-41, B and D; Block O, Lots 16-34; located east of Bear Creek Boulevard and south of Harwood Road.

**ALTERNATIVES:**

- Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

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

**Location/Zoning:** 13.704 acres located west of east of Bear Creek Boulevard and south of Harwood Road within the Riverwalk Planned Development District (PD).

**Project Description:** The applicant proposes to plat 48 residential lots and one open space lot as the second phase of an addition within the Estates at Bear Creek subdivision. The subdivision contains private streets to be maintained by the home owner's association. The right-of-way is reserved as a separate lot. The plat submitted to the City of Euless conforms to the appropriate easements and boundaries according to City of Euless regulations. A Final Plat (15-12-FP) creating 64 residential lots and eight open spaces was approved for Phase 1 on October 20, 2015.

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