



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
October 18, 2016

**SUBJECT:** Consider Approval of Final Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 16-10-FP

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**ACTION REQUESTED:**

Approve a request for a Final Plat to be located on 9.151 acres out of the John H. Havens Survey, Abstract 685 and the Jesse Doss Survey, Abstract 441, to be platted as Glade Parks Residential Addition Phase 2, Block A, Lots 27, A; Block C, Lots 5-25; and Block D, Lots 22-40, C located west of Brazos Boulevard and south of Red River Drive.

**ALTERNATIVES:**

- Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** K. Hovnanian Homes

**Location/Zoning:** 9.151 acres located west of Brazos Boulevard and south of Red River Drive within the Glade Parks Development/Planned Development District (PD).

**Project Description:** The applicant proposes to plat 41 residential lots and two open space lots as the second phase of an addition within the Glade Parks Planned Development zoning district. The first phase of this development was approved by the Planning and Zoning Commission on August 19, 2014. The open space lot on the southern boundary of the subdivision conforms to the separation requirement from the constructed, but undeveloped, gas well pad site. 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

