



PLANNING AND ZONING COMMISSION COMMUNICATION

October 20, 2015

SUBJECT: Consider Approval of Final Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-12-FP

ACTION REQUESTED:

Approve a request for a Final Plat of changing 16.724 acres from the Adam Bradford Survey Abstract No. 152, to The Estates at Bear Creek, Phase 1 Block M, Lots 1-18, A-C; Block N, Lots 1-12, 42-44 A, C, D & E; Block O, Lots 1-15; Block P, Lots 1-16; Block Q, Lot A totaling 64 residential lots and 8 open space lots. The property is located southeast of Bear Creek Parkway and Harwood Road and is zoned Planned Development (PD).

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

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

Location / Zoning: 16.724 acres located southeast of Bear Creek Parkway and Harwood Road. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

Project Description: The applicant proposes to final plat the 16.724 acres for sixty (64) single family detached dwelling units. The eight (8) open space lots designating the privately maintained streets and open spaces have been specifically subdivided in order to assign maintenance by particular property owners associations within the community. These have been outlined by note on the face of the plat.

The plat indicates the setback distances as required by the conditions of the Planned Development zoning ordinance.

The Development Services Group has reviewed the proposed Final Plat and has certified that it meets the technical standards of 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

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner