



PLANNING AND ZONING COMMISSION COMMUNICATION

November 3, 2015

SUBJECT: Consider Approval of Final Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-13-FP

ACTION REQUESTED:

Approve a request for a Final Plat of changing 8.886 acres from the Adam Bradford Survey Abstract No. 152, to The Dominion at Bear Creek, Phase 3 Block A, Lots 40-48, B, E; Block B, Lots 1-14 totaling 44 residential lots and 2 open space lots. The property is located southwest of Bear Creek Parkway and Midway Drive 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: 8.886 acres located southwest of Bear Creek Parkway and Midway Drive. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

Project Description: The applicant proposes to final plat the 8.886 acres for forty four (44) single family detached dwelling units. The two (2) open space lots have been specifically subdivided in order to assign maintenance by the home owner's association 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