



PLANNING AND ZONING COMMISSION COMMUNICATION
May 3, 2016

SUBJECT: Consider Approval of Preliminary Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-03-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat of 16.162 acres of the Adam Bradford Survey, Abstract No. 152, Midway Square Addition Block B, Part of Lot 2 located at the southeast corner of Midway Drive and Fuller-Wiser Road to be platted as The Dominion at Bear Creek, Phase 5, Block A, Lots 48R, and 50R; Block R, Lots 1-27, A; Block S, Lots 1-17, A; Block T, Lots 1-19, A.

ALTERNATIVES:

1. Approve the request with conditions– *simple majority*

SUMMARY OF SUBJECT:

Applicant: Lennar Homes

Location/Zoning: 16.162 acres located at the southeast corner of Midway Drive and Fuller-Wiser Road. The property is currently zoned community business (C-2) district.

Project Description: The applicant proposes to preliminary plat 16.162 acres for the development of 65 single family detached dwelling units and three open space lots. The lots have been reconfigured to accommodate adjacent property owner feedback as to buffer between residential and commercial development.

The technical aspects of the subdivision, including setback distances, placement of easements, and street alignment, are in compliance with the regulations of the Planned Development zoning district and the City of Euless Unified Development Code.

Staff is requesting that the Planning and Zoning Commission consider a conditional approval of the Preliminary Plat based on the City Council approval of the Planned Development zoning case 16-01-PD. If upon approval of the zoning case, the preliminary plat will be effectively approved.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

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