



PLANNING AND ZONING COMMISSION COMMUNICATION

August 9, 2016

SUBJECT: Consider Approval of Preliminary Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-04-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat of 7.882 acres of the A. Bradford Survey, Abstract No. 152, Tracts 1, 1B, and portions of 1A7 located southwest corner of E. Harwood Road and SH 360 to be platted as Cadence Capital Addition Block A, Lots 1 and 2.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Cadence Capital 360, LLC

Location/Zoning: 7.882 acres located at the southeast corner of E. Harwood Road and SH 360. The property is currently zoned Planned Development (PD) district.

Project Description: The applicant proposes to preliminary plat 7.882 acres for commercial development along the south side of E. Harwood Road.

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.

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