



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
January 21, 2014

**SUBJECT:** Consider Approval of Preliminary Plat  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 13-06-PP

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**ACTION REQUESTED:**

Consider a request for a Preliminary Plat changing 5.590 acres of land located in the B. Harrington Survey, Abstract 808, located east of Gateway Boulevard, to the Gateway Court Addition

**ALTERNATIVES:**

1. Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Mr. Don Dykstra, representing Bloomfield Homes

**Location / Zoning:** 5.590 acres located at the intersection of Centurion Way and Gateway Boulevard. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

**Project Description:** The applicant proposes to preliminary plat the 5.590 acres for twenty-six (26) single family detached dwelling units and three (3) open space lots to be maintained by the homeowner's association. The Planning and Zoning Commission held a public hearing on October 1, 2013 and recommended approval of the Planned Development (PD) Zoning. The City Council approved the PD on October 8, 2013.

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 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