



PLANNING AND ZONING COMMISSION COMMUNICATION
October 20, 2015

SUBJECT: Consider Approval of Preliminary Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-01-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat of 1.544 acres of the A.M. Downen Survey, Abstract No. 415, to be platted as Autozone 3641 Addition, Block A, Lots 1 and 2 located in the 800 Block of S. Industrial Boulevard.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Sharon Batjer, property owner.

Location/Zoning: 1.544 Acres located at the 800 Block of S. Industrial Boulevard. The property is zoned Texas Highway 10 Multi-use Zoning District.

Project Description: The applicant proposes to preliminary plat 1.544 acres for the development of a retail store and a remainder lot for future 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. A mutual access easement will cross both lots 1 and 2 to allow two points of access to the proposed commercial development.

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