

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, Senior Planner

DATE: April 6, 2021

SUBJECT: Public Hearing: Final Plat of Austin Ranch West, Lot 1R-1 and 2R, Block A; on 21.577 Acres, Out of the Thomas A. West Survey, Abstract Number 1344; Zoned Light Industrial (LI); Located on the Western Side of Tittle Drive Between Travis Street and Plano Parkway, and Being a Replat of Austin Ranch West, Lots 1R and 2, Block A.

BACKGROUND:

Chapter 212 of the Texas Local Government Code specifies that the Planning and Zoning Commission (P&Z) or the official responsible for the approval of plat, shall approve, approve with conditions, or disapprove a plat application within 30 days after the date the plat was filed with the City.

ANALYSIS:

Chapter 212 of the Texas Local Government Code requires a written list of reasons for disapproval to be provided for plats that are disapproved. Each reason specified in the written statement must be directly related to the requirements of the land development regulations and include a citation to the applicable law, including statute or municipal ordinance, that is the basis for the reason for disapproval.

The final plat of Austin Ranch West was submitted on March 8, 2021 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances

Section 6-27 - Title Opinion

- Title Opinion required with any ROW dedication

Section 6-73(c) Final Plan

- (6) Use a scale of 1"=1,000 for the Vicinity Map
- (8) Ensure consistency between metes and bounds and plat face
- (10) Label current zoning setbacks
- (13) Show previous lot lines
- (13) Show boundaries of municipalities
- (14) Clearly identify R.O.W. dedicated areas
- (15) Show easements that were abandoned with reference document
- (15) Clearly identify easements created by this plat
- (25) Provide the correct final plat signature block

Section 6-28 - Tax certificate

- Provide a tax certificate showing a \$0 balance

Sec. 6-95 - Easements/ROWS

- Private DCDC's should not be in public easements
- Public drainage needs to meet drainage easement width requirements

Section 6-103 - Access management policy

- Corner clip must be 15'x15'

The applicant may resubmit a revised final plat reflecting discrepancies cited by Staff comments. Staff shall then determine within 15 days if the revised application and response adequately addresses each reason for the disapproval.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Austin Ranch West for the deficiencies listed above and delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.