

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Vincent Johnson, Planning Intern
DATE: May 7, 2024
SUBJECT: Regular Hearing: Final Plat of Cricket Complex, Lot 1, Block A; on 3.145 Acres, out of the Samuel M. Hayden Survey, Abstract Number 537, Zoned Light Industrial (LI) District, Located on the East Side of Barfknecht Lane approximately 1,550 feet South of Midway Road. (24-04-3-FP)

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. A public hearing is required for a replat with variances.

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 Cricket Complex was submitted on April 24, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on the Lewisville Unified Development Code.

Article III - Ch. 5, Sec. 6. Final Plat

- Show all necessary Easements
- Incorrect Sheet Size
- Remove Structures
- Label Setbacks
- Provide Owner Phone Number
- Incorrect Signature Block
- Wrongly labeled Meandering Way as Right of Way

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Cricket Complex for the deficiencies listed above and delegate to staff the authority to

accept and approve the plat once the listed deficiencies are corrected. The approved plat will be brought to the chair for signature.