

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: March 04, 2025

SUBJECT: **Final Plat of Willows at Oakbend, Containing 41 Townhome Lots, 21 Single Family Detached Lots and Four Greenspace Lots; on 7.935 Acres out of the L. Bourgeois Survey, Abstract Number 52; Zoned Planned Development Estate Townhouse (PD-ETH) District, Located at 301 and 333 East Uecker Lane. (23-08-1-FPCP)**

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 Willows at Oakbend was submitted on August 8, 2023, and has been reviewed by staff. The plat mistakenly was not brought forward to the Planning & Zoning Commission, has been reviewed, and is now ready for approval.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the Final Plat of the of Willows at Oakbend.