

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** April 2, 2024

**SUBJECT:** **Regular Hearing: Preliminary Plat of Josey Lane Residential Addition; Lot 1X, Block A, Lots 1-21, 22X-23X, Block B, Lots 1-18, Block C, Lots 1-23, 24X, Block D, Lots 1-14, Block E, Lots 1-25, 26X-28X, Block F, and Lots 1-34, 35X Block G; on 47.641 Acres, Out of R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Zoned Planned Development-Estate Townhouse (PD-ETH) District; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway (24-03-3-PP)**

### **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 Preliminary Plat of Josey Lane Residential Addition was submitted on March 4, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat for the following reasons based on the Lewisville Unified Development Code.

#### Article I – Ch. 6, Sec 3 Accessibility

- Ensure the development is meeting all ADA and Texas Accessibility Standards

#### Article III – Ch. 5, Sec. 5 Preliminary Plat

- Use correct location map scale
- List correct easements and easement language
- Provide Traffic Impact Analysis per PD requirements
- Show all appropriate ROW dedication
- Ensure the title block is correct
- Properly list all setbacks
- Adequately label Open Space
- Use correct roadway design
- Stub out utilities for future developments

- Correct Tree mitigation sheet

Article IX – Ch. 6, Sec 2 – Grading and Filling

- All lots must be graded to meet the elevation of the adjoining property

Article IX – Ch. 7, Sec 8 – Inlets

- Inlets shall be designed and located in accordance with the requirements of the Drainage Criteria Manual

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Preliminary Plat of the Josely Lane Residential Addition 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.