

## **MEMORANDUM**

**TO:** Planning and Zoning Commission

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

**DATE:** June 27, 2024

**SUBJECT:** **Regular Hearing: Final Plat Lewisville Business Park Addition; Lots 1-4, Block B; on 107.45 Acres, out of the Peter Harmonson Survey, Abstract 530, and the H. Turner Survey, Abstract Number 1248; Zoned Planned Development Light Industrial (PD-LI); Generally Located Along the South Side of Spinks Road, West of South Valley Parkway and East of Duncan Lane. (24-06-5-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 Lewisville Business Park Addition Lots 1-4, Block B was submitted on June 3, 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 III – Ch. 5, Sec. 6 Final Plat**

- List correct easements and filing information
- Provide a \$0 Tax Certificate
- Use the correct sheet size
- Provide Property Owners Information
- List or label setbacks
- List ROW
- Ensure correct property owner is listed on signature block

### **RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of the of Lewisville Business Park Addition Lots 1-4, Block B 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.

