

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Lauren Cook, Planner I
DATE: December 17, 2024
SUBJECT: **Regular Hearing: Final Plat of Vista Ridge Pointe Addition, Lot 1R, Block A; on 15.208 Acres; Zoned Light Industrial (LI) District; Being a Replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3, Block A; Located at The West End of Storage Court. (Case No. 24-11-10-RP)**

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 replat of Vista Ridge Pointe Addition, Lots 1, 2, and 3 Block A was submitted on November 18, 2024, and has been reviewed by staff. The applicant wishes to combine the three existing lots into one lot. Staff recommends disapproval of the above plat with following reasons based on Article III, Chapter 5. Plats of the Unified Development Code:

Section 6. Final Plats

- Vicinity Map should be at 1 in = 1,000 ft scale
- Reformat sheet to be 34 inches by 22 inches
- Include correct setback lines
- Include submission dates
- Clearly delineate FEMA 100-year flood plain

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 replat of Vista Ridge Pointe Addition, Lots, 1, 2, and 3 Block A 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.