

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Joseph Ducay, Planner
DATE: March 15, 2022
SUBJECT: **Regular Hearing: Final Plat for Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A; on 11.371 Acres, Out of the Samuel H. Hayden Survey Abstract No. 537 and J.E. McWhorter Survey Abstract No. 1690; Being a Replat of Lots 4-7 and 9, Block A; Zoned Mixed Use (MU); Located on the South Side of State Highway 121 Business and North Side of Midway Road Approximately 800 Feet West of F.M. 544.**

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 final plat of Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A was submitted on February 14, 2022, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations of the Lewisville Code of Ordinances and the Castle Hills Planned Development District Development Standards.

Section 6-73 Amending/Final Plat

- Provide all information required in Title Block per Code Appendix.
- Make sheet size 22" by 34"
- Add Deed Document Number in Owners Certificate
- Update Owners Certificate of Dedication appurtenances to include Street Lights.
- Add Zoning Designation of each lot.
- Update Residential Summary Table Zoning District.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Crown Centre Addition, Tract A, Lots 4-7 and 9, Block A 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.