

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: October 15, 2024

SUBJECT: **Regular Hearing: Preliminary Plat of Discovery at the Realm Phase 15, Containing 87 Townhouse Lots, Three Open Space Lots, and two Multi-family Lots; on 21.996 Acres, out of the A. Singleton Survey, Abstract 1138, and the Benjamin Schoonover Survey, Abstract 1209; Zoned Planned Development Multi-Family 3 (PD-MF3) District, With a Proposed Zoning of Planned Development Multi-Family 3 (PD-MF3) and Planned Development Townhouse (PD-TH) District, Located South of Lady Bettye Drive, North of Lady Tessala Avenue and East of Essex Boulevard. (24-09-5-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 preliminary plat was filed with the City.

Bright Reality, the developer of this tract of land, is currently going through the public hearing process to amend the Castle Hills Concept Plan and rezone a portion of the property. The layout of the lots will likely change from what is shown on this preliminary plat.

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 Discovery at the Realm Phase 15 was submitted on September 16, 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. 5 Preliminary Plat

- Add dwelling unit size for the multi-family lots
- Add lot coverage information to the data table
- Show building heights
- Clearly define lot lines
- Provide the correct setbacks
- Ensure the corner clips do not encroach on setback lines
- Ensure utilities are adjacent to public ROW
- Ensure meters and cleanouts are not in concrete or driveways

- Ensure drainage easements are not in residential lots
- Add all appropriate easements
- Use correct visibility corner clip measurements
- Add language determining maintenance for X-lots
- Properly dimension all lots
- Use correct radial lot measurements
- Provide street sections
- Provide all necessary utility connections
- Coordinate driveway connections
- Clearly identify public and private streets
- Zoning must be revised to allow proposed townhouse lots

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Preliminary Plat of the of Discovery at the Realm Phase 15 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.