

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Grace Martin-Young, Planner I
DATE: December 3, 2024
SUBJECT: **Regular Hearing: Final Plat of Oak Ridge Park Estates Section 1, Lots 5R and 65, Block 5; on 0.467 Acres, out of the P.K. Waggoner Survey, Abstract Number 1016; Single-Family Residential (7,500 square foot lot) (R-7.5) District; Located at 133 and 125 Hedgerow Lane; Being a Replat of Oak Ridge Park Estates Section 1, a portion of Lot 4, and all of lots 5 and 6, Block A. (24-11-9-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. 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 Oak Ridge Park Estates Section 1, was submitted on November 5, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on the Lewisville Unified Development Code.

Article III – Ch. 5, Sec. 6 Final Plat

- List Lot Building Setbacks
- Correct Planning and Zoning Commissioner Chair name
- Include zoning of subject and adjacent property
- Location map must be top left or right corner per

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Oak Ridge Park Estates Section 1 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.