

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Lauren Cook, Planner I  
**DATE:** November 5, 2024  
**SUBJECT:** **Regular Hearing: Final Plat of Vista Ridge Village Addition, Lot 1A1 & Lot 1A2, Block B; on 6.796 Acres, out of the Juan Armendaris Survey, Abstract Number 28; Zoned Light Industrial (LI) District; Located at 420 Oakbend Drive; Being a Replat of Vista Ridge Village Addition, Phase 3, Lot 1A, Block B. (24-10-8-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 Village Addition, Phase 3, Lot 1A, Block B was submitted on October 7, 2024, and has been reviewed by staff. The applicant wishes to split the existing lot into two separate lots. 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
- Include correct signature block for P&Z chairperson signature
- Include zoning of all adjacent lots
- Include zoning of subject lot
- Include setback lines and easements
- Include the FEMA 100-year flood plain
- Listed ROW dedication square footage and net and gross acreage on plat

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 Village Addition, Phase 3, Lot 1A, Block B 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.