

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, Senior Planner
DATE: March 15, 2022
SUBJECT: **Regular Hearing: Final Plat of Arthurs Lane Business Park Addition, Lots 1, 2 and 3, Block A; on 12.5002 Acres, Being a Replat of Arthur James Addition, Lots 2R, 3R and 4R, Block A, out of the B.B.B & C.R.R Co Survey, Abstract Number 1014 and the McKinney & Williams Survey, Abstract Number 936; Zoned Light Industrial (LI) District, Located at the Northeast Corner of Interstate Highway 35E Frontage and Arthur's Lane.**

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 Arthurs Lane Business Park Addition 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.

Section 6-27 – Title Opinion

- All lienholders must sign the plat

Section 6-28 – Tax Certificate

- A tax certificate with a \$0 balance is required

Section 6-96 – Drainage & Section 6-95 - Easements

- 20' building setback required from Drainage Easements
- Hatch the floodway

Section 6-103 – Access Management Policy

- 12' dedication required for turn lanes
- 12' x 12' Corner Clip Required at intersection

Section 6-73(c) Final Plat

- (6) Location Map must be 1" = 1,000'
- (14) Label the correct public ROW and show center line
- (14) Extend mutual access and utility easements
- (15) Abandon Private drainage easement
- (15) Add filing information of all easements abandoned
- (25) Include correct City Secretary signature block

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 of Arthurs Lane Business Park Addition for the deficiencies listed above and be brought back before the Planning and Zoning Commission for a public hearing for a residential replat with a variance for front entry.