

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: August 5, 2025

SUBJECT: **Regular Hearing: Vacation of the Final Plat of Kingswood Hills Addition, Containing 136 Single Family Detached Lots and Nine Open Space Lots; on 47.641 Acres, Out of R. F. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209; Zoned Planned Development (PD-ETH) District; Located on the East Side of Josey Lane Approximately 3,000 feet South of Windhaven Parkway (24-05-2-FPCP)**

BACKGROUND:

Lewisville's Unified Development Code stipulates that a project's final plat must be filed with the county after all public improvements are completed. The final plat for the Kingwood Hills Addition was mistakenly filed with the county prematurely, and the developer is now requesting to have it vacated.

ANALYSIS:

Kingwood Hills is a residential subdivision being developed west of Josey Lane. Staff has collaborated with the applicant through a planned development ordinance, final plat, and the construction plan approval process.

The final plat was filed in error on April 24, 2025. Once the plat is vacated, it will be refiled once and all public improvements are completed and the park agreement is officially approved. The plat is not being disapproved. It is being vacated until it can be filed at the appropriate time.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the vacation of the Final Plat of the Kingswood Hills Addition.