

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Jon Beckham, AICP, Senior Planner  
**DATE:** October 15, 2024  
**SUBJECT:** **Regular Hearing: Final Plat of Runtime Center Addition, Lot 1, Block A; on 1.056 Acres, out of the Jesse Sutton Survey, Abstract 1155 and the E. Pickette Survey, Abstract 1014; Zoned Light Industrial (LI) District, Located at 702 South Stemmons Freeway. (24-10-11-FP)**

### **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 Standard at Runtime Center Addition 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. 6 Final Plat**

- Only show the information required for a plat – a tree survey, contours and utility lines should not be on the plat
- Accurately list rights-of-row
- Include clear symbology
- Provide correct owners certification
- Provide correct City Secretary signature block
- Provide correct PZ signature block
- Ensure consistency in the metes and bounds
- Provide TxDOT survey information

### **RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of the of Runtime Centers Addition 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.