

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Lauren Cook, Planner I
DATE: October 15, 2024

SUBJECT: Regular Hearing: Final Plat of First Park 121 Addition, Lots 1A & 5, Block A; on 48.328 Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Zoned Light Industrial (LI) District, Located at and Adjacent to 2001 Midway Road and 527 Holfords Prairie Road; Being a Replat of First Park Addition Lot 1, Block A and a 28.471-Acre Tract of Land out of the Samuel M. Hayden Survey, Abstract Number 537. (24-09-6-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 final plat of First Park 121 Addition was submitted on September 16, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Lewisville's Unified Development Code.

Section III.5.6 – Final Plats

- Include building setback line
- Show 60' ROW on Holfords Prairie according to Lewisville Thoroughfare Plan
- Shade ROW dedication area
- Include correct signature block
- Write requested variances on face of plat
- Provide owner authorization letter

Section IX.4.4 – Design and Construction Standards for Streets, Alleys, and Mews Streets

- Must provide right-of-way dedication on Holfords Prairie to reach 30' from the centerline in accordance with the Thoroughfare Plan

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 Final Plat of First Park 121 Addition 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.