

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Jon Beckham, AICP, Senior Planner

**DATE:** April 2, 2024

**SUBJECT:** **Regular Hearing: Preliminary Plat of Lewisville Business Park Addition; Lots 1-12, Block A; on 226.3678 Acres, Out of the Peter Harmonson Survey, Abstract 530, the H. Turner Survey, Abstract Number 1248, the J.T. Cozby Survey, Abstract Number 1567 and the Jesse Watkins Survey Abstract Number 1327; Zoned Planned Development-Light Industrial (PD-LI) District; Located Generally Along the North and South Sides of Spinks Road, West of South Valley Parkway and East of Duncan Lane (24-03-2-PP)**

### **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 Preliminary Plat of Lewisville Business Park Addition was submitted on March 4, 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 I – Ch. 6, Sec 3 Accessibility

- Ensure the development is meeting all ADA and Texas Accessibility Standards

#### Article III – Ch. 5, Sec. 5 Preliminary Plat

- Use correct location map scale
- Ensure the sheet size is 34”x22”
- Ensure property blocks are used
- Ensure the lots meet Lewisville’s standards
- Provide a water and sewer plan
- Provide utility stub outs
- Show project phasing
- Label zoning of adjacent lots
- Mark the points of beginning
- List correct easements and easement language

- Ensure the title block is correct
- Ensure the PD standards are met

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Preliminary Plat of the Lewisville Business Park 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.