

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Grace Martin-Young, Planner I
DATE: September 3, 2024
SUBJECT: **Regular Hearing: Final Plat of Original Town Lewisville, Lot 1R, Block 1; on 0.271 Acres, out of the J.W. King Survey, Abstract Number 696; Zoned Old Town Mixed-Use One (OTMU-1) District; Located at 227 North Charles Street; Being a Replat of Portions of Lots 1 and 2, Block 1, Original Town Lewisville Addition. (24-08-4-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. 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 Lot 1R, Original Town Lewisville was submitted on August 5, 2024, and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on the Lewisville Unified Development Code.

Article III – Ch. 5, Sec. 6 Final Plat

- List ROW Width per Thoroughfare Plan
- Update Signature Blocks per Checklist
- Show Setbacks
- Add Date of Submittal
- Show Zoning of Subject and Adjacent Properties

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of Lot 1R, Original Town Lewisville 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.