

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Jon Beckham, AICP, Senior Planner
DATE: January 7, 2025
SUBJECT: **Regular Hearing: Valley Ridge Industrial Park Addition, Lots 1 and 2, Block A; on 26.8417 Acres; Zoned Light Industrial (LI) District; Located on the North Side of Valley Ridge Boulevard, Approximately 920 Feet West of Mill Street; Being a Replat of Valley Ridge Business Park East Addition, Lots 3, 4, and 5, Block B. (Case No. 24-12-12-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 replat of Vista Ridge Business Park East Addition, Lots 3, 4, and 5, Block B was submitted on December 9, 2024, and has been reviewed by staff. The applicant wishes to combine the three existing lots into one lot. Staff recommends disapproval of the above plat with following reasons based on Article III, Chapter 5. Plats of the Unified Development Code:

Section 6. Final Plats

- Vicinity Map should be at 1 in = 1,000 ft scale
- Reformat sheet to be 34 inches by 22 inches
- Include correct setback lines
- Include submission dates
- Show ROW calculations
- Label all lines
- Preserve access to cemetery and show associated easement.
- Provide cross-access easements
- Include all necessary contact information
- Include the zoning of all adjacent properties

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 Vista Ridge Industrial Park Addition, Lots 1 and 2, Block A 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.