

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Michele Berry, Planning Manager  
**DATE:** March 15, 2022  
**SUBJECT:** Consider a Preliminary Plat of Lakeside Crossing, a Mixed-use Development Containing 202 Townhome Lots, Two Mixed Use Lots and 17 Open Space Lots on 35.825 Acres out of the P. K. Waggoner Survey, Abstract Number 1342; Zoned Planned Development - Mixed Use (PD-MU) District; Located at on the West Side of Interstate Highway 35E, the East Side of McGee Lane, and at the Northern Terminus of Summit Avenue.

### 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 Lakeside Crossing Addition was submitted on February 14, 2022 and has been reviewed by staff. Staff recommends disapproval of the above plat with following reasons based on Chapter 6 Land Development Regulations and the Adopted Planned Development Ordinance Number 0419-21-ZON.

#### Chapter 6 General Land Development Regulations

- Complete lot lines to clearly indicate lot v. ROW per 6-73(b)(11)&(12)
- Use consistent name per 7-73(b)(1)
- Add multifamily and mixed-use lots to summary table as they are residential too per 6-73(b)(2)
- Ensure Sheet list on cover page is in order
- Identify phases of development, if any, per 6-73(b)(29)
- Show all easements, specifically LIRE and UP AE easements per PD Standards. Per 6-73(b)(11), (18), & (22).
- Add setbacks and build-to-zoned per PD standards. 6-73(b)(11)
- Label access easement per 6-73(b)(22)
- Remove variance signature blocks or list new variance requests not approved with PD per 6-73(b)(26).

- Call out easement along ROW per 6-92.
- Include 15-foot by 15-foot and 20-foot by 20-foot corner clips where appropriate based on street classification per 6-103. 15-foot by 15-foot corner clip results in a hypotenuse of 21.2 feet.
- Provide 1-foot by 210-foot deceleration lane per 6-103.
- Add totals for each drainage area per 6-96.
- Confirm 500-foot truck lay for a residential homes per International Fire Code.
- Note all trees to be removed per 6-121-125

Planned Development Ordinance 419-21-ZON

- Incorporate improvements required by the Traffic Impact Analysis
- Add text related to HOA/POA maintenance of facilities.
- Add text related to maintenance of open space.
- Confirm appropriate tree plantings do not conflict with sewer line.
- Update landscape standards to reflect PD standards.
- Add bump out access from intersection.
- Show and label open space amenities.
- Label open space acreage to ensure PD standards met.
- Add mitigation provided per 6-121-125.

The applicant may resubmit a revised preliminary 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. The approved plat will be brought to the chair for signature.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Preliminary Plat of Lakeside Crossing Addition for the deficiencies listed above and delegate to staff the authority to accept and approve the plat once the listed deficiencies are corrected.