

## **MEMORANDUM**

**TO:** Planning and Zoning Commission  
**FROM:** Jon Beckham, AICP, Senior Planner  
**DATE:** July 16, 2024  
**SUBJECT:** **Final Plat of Lovett Addition, Lot 1, Block A, on 6.56 Acres, Out of the Peter Harmonson Survey, Abstract 604, Zoned Light Industrial (LI) District, Located on the South Corner of State Highway 121 Business and Vista Ridge Mall Drive. (24-06-6-FP)**

### **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 Lovett Addition Lot 1, Block A was submitted on June 17, 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 III – Ch. 5, Sec. 6 Final Plat**

- Show all necessary easements
- Provide Property Owners Information
- List ROW and delineate ROW dedication correctly
- Ensure correct property owner is listed on signature block
- Show adjacent property information
- Provide signature blocks for both the City of Lewisville and the City of Coppel
- Use correct title block notation

### **RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission disapprove the Final Plat of the of Lovett Addition Lot 1, Block A 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.