

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 08/05/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible Action by the Planning & Zoning Commission on the Partial Re-plat for Hills of Town Creek Section 5 (Dev. No. 2406).

Recommendation

WGA recommends approval of the Partial Re-plat by the Planning & Zoning Commission as presented.

Discussion

The purpose of this re-plat is to adjust the Lot lines of existing Lots 27 and 28 and to add a restricted reserve within Block 1 of The Hills of Town Creek, Section 5 subdivision. The reserve will provide a shared access path to the playground located behind the revised Lots 1 and 2.

As a reminder, this development received variance approval on March 25, 2025, for a minimum frontage of 45' at the building line. The Developer also received approval to maintain the previously approved variances from December 14, 2021, which allow for 5' side yard setbacks, a minimum lot depth of 120', and a minimum lot area of 5,500 sf.

Texas Local Government Code 212.014 (2) requires re-plats to be approved by the municipal authority responsible for approving plats.

Remaining Steps:

August 5th: P&Z action on Re-plat.

August 12th: City Council action on Re-plat.

Approved By

City Staff	Ruby Beaven	Date: 07/23/2025
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