



PLANNING

To: Planning & Zoning Commission **Item No. 3g**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 5 and 9

Meeting: November 4, 2025

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 5 and 9, on 8.6± acres, located on the west side of Teel Parkway and 565± feet north of University Drive. (DEVAPP-25-0074)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-40 (Windsong Ranch).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The purpose of the Revised Conveyance Plat is to modify Lot 8 by taking a portion of it to create Lot 9 and combine the remainder of Lot 8 and combining it with Lot 5; Lot 8 is dissolved.

A Conveyance Plat (DEVAPP-25-0072) created Lots 8 and 5, as well as others within the subdivision, and it was approved by the Planning & Zoning Commission on September 2, 2025.

Companion Item:

As a companion item the Revised Preliminary Site Plan (DEVAPP-25-0058) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Revised Conveyance Plat
3. Recorded Conveyance Plat (DEVAPP-25-0072)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat.