



PLANNING

To: Planning and Zoning Commission **Item No. 3e**

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1
and Replat of St. Martin de Porres Addition, Block A, Lot 2R

Meeting: January 20, 2026

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1 and Replat of St. Martin de Porres Addition, Block A, Lot 2R, on 51.9± acres, located on the north side of University Drive (US 380) between Windsong Parkway and Teel Parkway. (DEVAPP-25-0081)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-40 (Mixed Use).

Conformance:

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

Description of Agenda Item:

The purpose of the plat is twofold. It modifies the boundaries of Lot 1 to reflect the property owned by Cooks Children's Health Care System. The remainder of the property is developed for St. Martin de Porres, but it is divided into several lots. The proposed plat will replat it into one lot (Lot 2R). There are some modifications to easements related to the recent expansion of the private school and the abandonment of a cross-access easement to the non-residential development, as it is not required.

Companion Item:

There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat/Replat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat/Replat.