



## PLANNING

**To:** Planning and Zoning Commission **Item No. 3d**  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Final Plat of Teel 380 Addition, Block A, Lot 9  
**Meeting:** January 20, 2025

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**Agenda Item:**

Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0038)

**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 (Mixed Use).

**Conformance:**

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

**Description of Agenda Item:**

The purpose of the Final Plat is to dedicate and abandon easements necessary for the development of Lot 9.

A Conveyance Plat (DEVAPP-25-0072), that created Lot 9, was approved by the Planning and Zoning Commission on September 2, 2025.

**Companion Item:**

As a companion item, the Site Plan (DEVAPP-25-0036) is on this Planning and Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Final Plat
3. Approved Conveyance Plat (DEVAPP-25-0072)

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.