



PLANNING

To: Planning and Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-25-0071)

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-94 (Mixed Use).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-94.

Description of Agenda Item:

The purpose of the Revised Conveyance Plat is to shift the property line between lots 4 and 5 to the west for the development of Lots 4 and 5. The previous Conveyance Plat (D19-0015) was approved on 11/05/2019 and recorded in February of 2020.

Companion Item:

As companion items, the Site Plan (DEVAPP-24-0177), Façade Plan (DEVAPP-24-0176), and the Final Plat (DEVAPP-24-0175) are on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Revised Conveyance Plat
3. Previously Recorded Conveyance Plat (D19-0015)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat.