



## 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

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**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.