



PLANNING

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

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Conveyance Plat of Teel 380 Addition Block A, Lots 1A, 1B, and 2-8

Meeting: September 2, 2025

Agenda Item:

Consider and act upon a request for a Conveyance Plat of Teel 380 Addition, Block A, Lots 1A, 1B, and 2-8, on 22.0± acres, located on the northwest corner of Teel Parkway and University Drive (US 380). (DEVAPP-25-0072)

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

The purpose of this Conveyance Plat is to create nine lots and to dedicate easements for infrastructure that will serve the entire retail development. One of the lots does not have frontage on a public street and requires a waiver. This is a companion item to this project.

A Preliminary Site Plan (D22-0021) was approved by the Planning & Zoning Commission on May 17, 2022, along with a Conveyance Plat (D22-0070) to create eight lots. On May 17, 2023, Staff approved a revised Preliminary Site Plan that split Lot 1 into Lots 1A and 1B for the Chili's project which was going to be constructed on Lot 1A. However, the conveyance plat was never updated or returned to the Commission for approval. Now that the infrastructure work is nearing completion, approval is needed by the Commission prior to recordation.

Companion Item:

As a companion item, the Waiver for Lot Frontage (WAIV-25-0004) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Conveyance Plat
3. Previously Approved Preliminary Site Plan (D22-0021)
4. Previously Approved Conveyance Plat (D22-0070)

Town Staff Recommendation:

Town Staff recommends approval of the Conveyance Plat subject to Town Council approval of the Lot Frontage Waiver for Lot 7.