



PLANNING

To: Planning and Zoning Commission **Item No. 4n**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8
Meeting: March 25, 2026

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8, on 8.3± acres, located on the north side of University Drive and 885± feet west of Teel Parkway. (DEVAPP-26-0014)

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

The purpose of the Revised Conveyance Plat is to create three lots from two platted lots. These two existing Lots 4 and 5 were created by conveyance plats approved by the Planning and Zoning Commission on September 2, 2025 (DEVAPP-25-0072) and November 4, 2025 (DEVAPP-25-0074).

On February 3, 2026, the Commission approved a Revised Preliminary Site Plan (DEVAPP-25-0130) that showed the subdivision of Lot 5 to create Lot 8, and a portion of Lot 4 was incorporated into Lot 8 so that it would have sufficient lot width on University Drive. This revised conveyance plat creates the lots reflected on this plan.

Companion Item:

There are no companion items on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat
3. Previously Approved Conveyance Plats (DEVAPP-25-0072 & DEVAPP-25-0074)
4. Previously Approved Revised Preliminary Site Plan (DEVAPP-25-0130)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat.