



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3c**  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – February 6, 2024

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**Agenda Item:**

Consider and act upon a request for a Revised Conveyance Plat for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0196)

**Description of Agenda Item:**

The purpose of the Revised Conveyance Plat is to shift the lot line between Lots 6 and 7 approximately 24 feet to the east so that it conforms with the proposed Preliminary Site Plan (DEVAPP-23-0197) and dedicate a 30-foot landscape easement along US 380 (University Drive).

On April 16, 2019, the Planning & Zoning Commission approved a preliminary site plan (D19-0014) and a conveyance plat (D19-0015) for this property (see attachments). The conveyance plat was recorded, which created Lots 6 and 7 with lot lines that conformed with the preliminary site plan. In 2022, the Planned Development was updated, and the accompanying zoning exhibit modified the development plan and lot configuration of Lots 6 and 7. The proposed Revised Conveyance Plat conforms to the zoning exhibit and the applicant's proposed Preliminary Site Plan (DEVAPP-23-0197) for these two lots. The Preliminary Site Plan is a companion item on the Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Previously Approved Preliminary Site Plan
3. Previously Approved Conveyance Plat
4. Planned Development-94 Zoning Exhibit
5. Revised Conveyance Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Revised Conveyance Plat, subject to approval of all additions and/or alterations to the easements and dedications.