Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

To: Planning & Zoning Commission

Subject: Conduct a public hearing, discuss, and consider approval of a residential replat of Lot 10R, St. James Park for the property located at 657 St. James Allee, and a final plat for a tract of land for property located at 636 E Tripp Road, consisting of approximately 9.942 acres of land within Single Family Residential - 1 (SF-1) zoning district. **Case 1844-PLT/Webb Addition Final Plat and St. James Park Residential Replat.**

Meeting: Planning and Zoning Commission - June 18, 2025

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Residential Replat and Final Plat.

BACKGROUND INFORMATION:

The purpose of the residential replat and final plat is to plat an unplatted tract of land within the Samuel Coates Survey, and to increase the size of the existing Lot 10 in St. James Park. The combined area of the proposed Lot 1, Block A, Webb Addition and Lot 10R, Block B, St. James Park is a 9.94-acres. The property owner would like to build a new single-family home on the enlarged Lot 10R in St. James Park and sell the newly created Lot 1 in the Webb Addition, that they currently own and reside in.

This final plat/residential replat is consistent with the preliminary plat which is a companion item on this agenda. All details of this residential replat and final plat adhere with the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards.

This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

FINANCIAL IMPACT:

PUBLIC NOTICE:

As per Texas Local Government Code and Sunnyvale Unified Development Ordinance (UDO), public hearings are required during Planning and Zoning Commission and Town Council approval for residential replats.

Twelve letters of notification were mailed to the property owners within 200-feet of the subject lot, 15 days before the scheduled public hearing. A sign has been posted on the property 15 days before the public hearing as well. As the writing of this staff report, the town has not received any response related to the residential replat.

ATTACHMENTS:

Map
Residential Replat/Final Plat