Planning and Zoning Commission

AGENDA ITEM REPORT

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To: Planning & Zoning Commission

Subject: Consider approval of a preliminary plat for Lot 1, Block A, Webb Addition, and Lot 10R, Block B, St. James Park, consisting of 9.942-acres of land, within Single Family 1 (SF-1) residential zoning district, located at 636 E Tripp Road and 657 St. James Allee. **Case 1843-PLT/Webb Addition and St. James Park Preliminary Plat.**

Meeting: Planning and Zoning Commission - June 18, 2025

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Preliminary Plat.

BACKGROUND INFORMATION:

The purpose of the preliminary plat is to plat a tract of land within the Samuel Coates Survey, and to increase the size of the existing Lot 10 in St. James Park. The applicant owns both properties. The combined area of the proposed Lot 1, Block A, Webb Addition and Lot 10R, Block B, St. James Park is 9.94-acres. The property owner would like to build a single-family home on the enlarged Lot 10R in St. James Park subdivision and sell the newly created Lot 1 in the Webb Addition that they own. The plat/residential replat for this property is on this agenda as a companion case.

A preliminary plat is required when platting property that has not been platted before and is considered more conceptual than a final plat. A final plat is a detailed document which will become a legally recorded plat with the county. A residential replat is required when changing an already platted residential lot. In this instance, the applicant is intending to increase the size of an existing platted lot, while platting another unplatted tract at the same time. To achieve efficiency in processing and reduce application cost, staff recommended these two platting processes are combined into one. A preliminary plat for the unplatted tract and the platted lot, then subsequent final plat and replat for the two altered (size only) lots.

All details of this preliminary 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:

ATTACHMENTS:

Preliminary Plat
Map