

AGENDA ITEM REPORT

I.3



To: Town Council

Subject: Consider and act upon approval of a Minor Plat for Lot 1, Block A, Omar Addition, consisting of a 19.16-acre tract of land, within Single Family Residential - 1 (SF-1) zoning district, located at 645 E Tripp Road. **Case 1823-PLT/Omar Addition Minor Plat.**

Meeting: Town Council - November 12, 2024

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

The subject property is a 19.16-acre unplatted tract of land located at 645 E Tripp Road, described as Lot 1, Block A, Omar Addition, situated within the Samuel Coats Survey, Abstract No. 254, within Single Family Residential - 1 (SF-1) zoning district. The lot has dual frontage on E Tripp Road and Duck Creek Way.

Currently, the property is vacant, with a gravel access drive from Tripp Road. There is a metal barn and spring fed pond on the property. The subject tract is partially within FEMA 100-year flood plain, Zone AE. The applicant is proposing to build a single-family dwelling unit outside of the FEMA flood plain. The proposed residence will be accessed from Duck Creek Way via a new concrete driveway. The new residence will front Duck Creek way.

Existing and proposed utility and other easements are shown on the plat. All details of the 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.

Planning and Zoning Commission considered this minor plat at their October 23, 2024, meeting and approved it unanimously.

ATTACHMENTS:

[Map](#)

[Lot 1, Block A, Omar Addition - Minor Plat](#)