

P&Z CASE NO. 454 REPLAT

DECEMBER 01, 2025



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- Western side of
Patterson at Argyle
Ave
- Replat

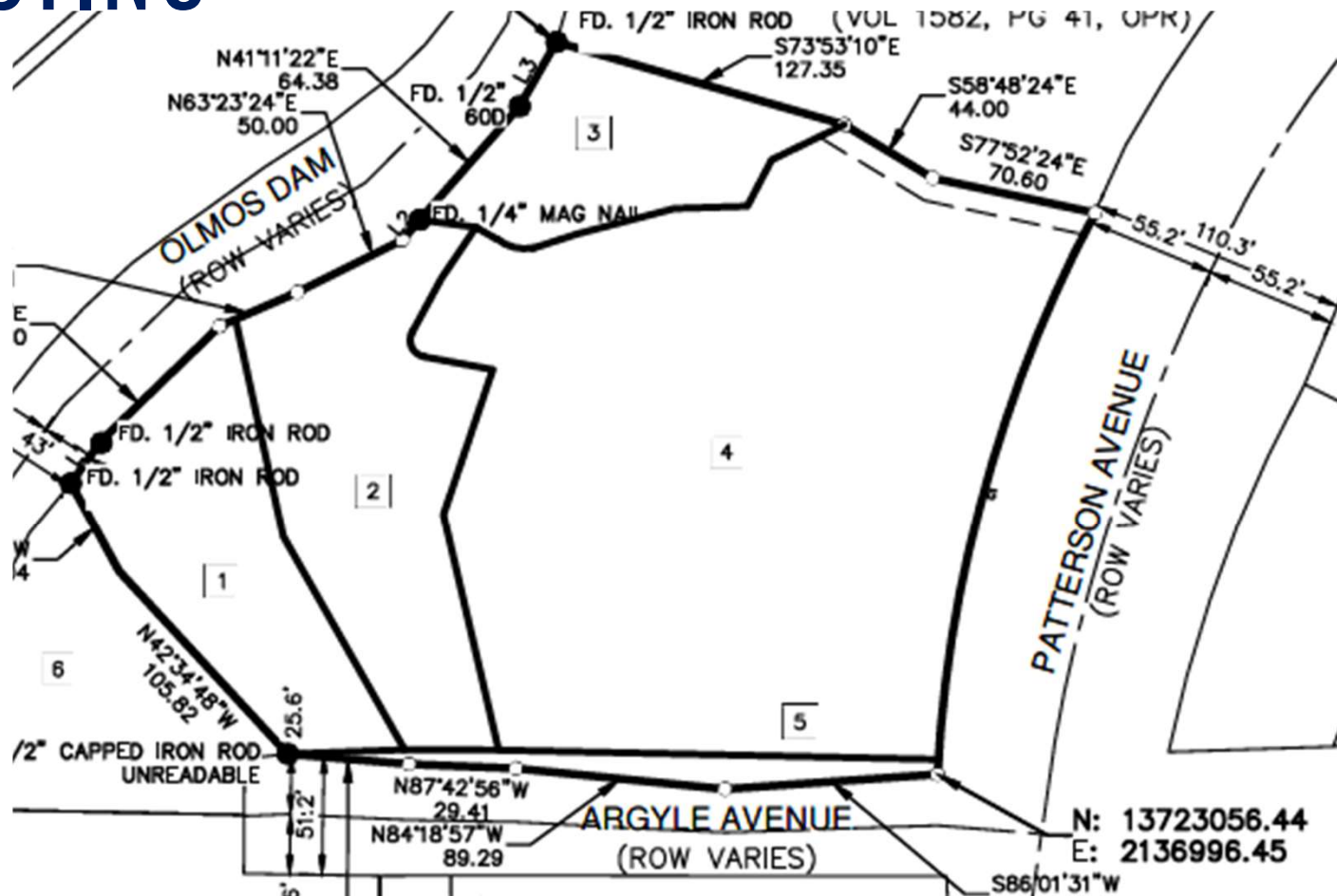


BACKGROUND

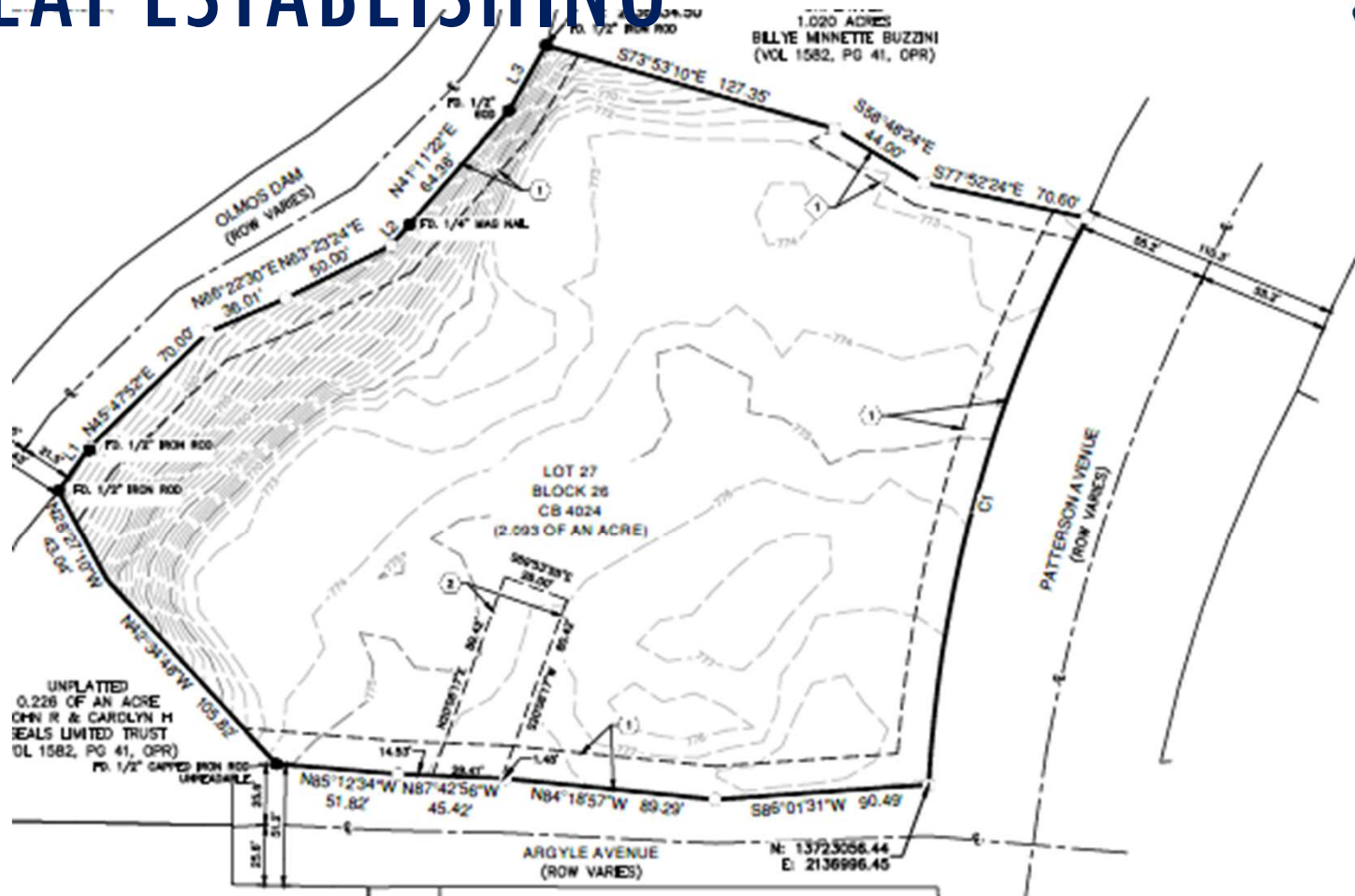
- Design Review Approval
 - ARB – 11.19.2024
 - Council – 08.11.2025

- Specific Use Permit (SUP) Approval
 - P&Z – 04.15.2025
 - Council – 08.11.2025

EXISTING



REPLAT ESTABLISHING





POLICY ANALYSIS

- **Sec. 3-12. – Lot Area**
 - Minimum 8,400 sq ft
 - 91,171.08 (2.093 acres)
- **Sec. 3-13. – Lot Width**
 - Minimum 60 ft
 - Approximately 250ft



POLICY ANALYSIS

- Approval by SAWS & Public Works was provided. Approval by CPS is outstanding and is required prior to staff releasing for recordation.
- To be considered at the December 08, 2025 City Council meeting pending recommendation.
- Failure for the City to act timely, replat is approved by operation of state law.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- **Responses received within 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)
- **Responses received outside 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)

