



PLANNING

To: Planning & Zoning Commission

Item No. 5j

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

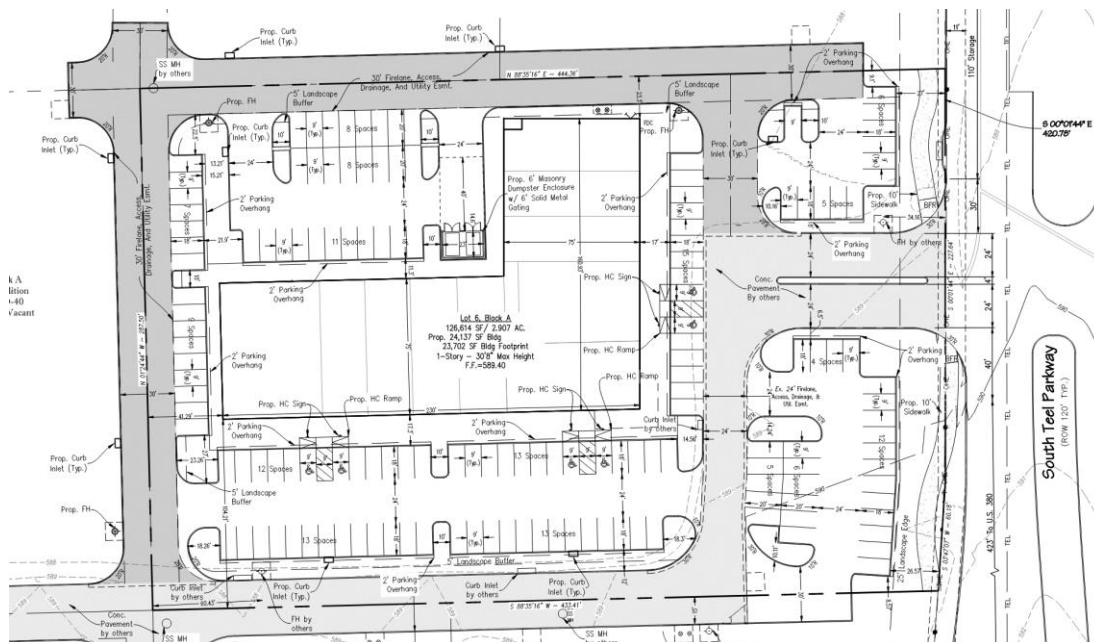
Re: Planning & Zoning Commission Meeting – October 3, 2023

Agenda Item:

Consider and act upon a Site Plan for a Restaurant and Retail Store, on 2.9± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0160)

Description of Agenda Item:

The Site Plan shows a 24,137 square foot building for a commercial building with restaurant and retail uses as shown below:



Access will be provided from US-380 and South Teel Parkway. The Site Plan (DEVAPP-23-0160) conforms to the Planned Development-40 (PD-40) development standards.

As a companion item, the Final Plat (DEVAPP-23-0159) is also on the Planning & Zoning Commission agenda for October 3, 2023.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, façade plan, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.