

To: Planning & Zoning Commission

Item No. 5c

From: Doug Braches, Planner

Through: David Hoover, Director of Development Services

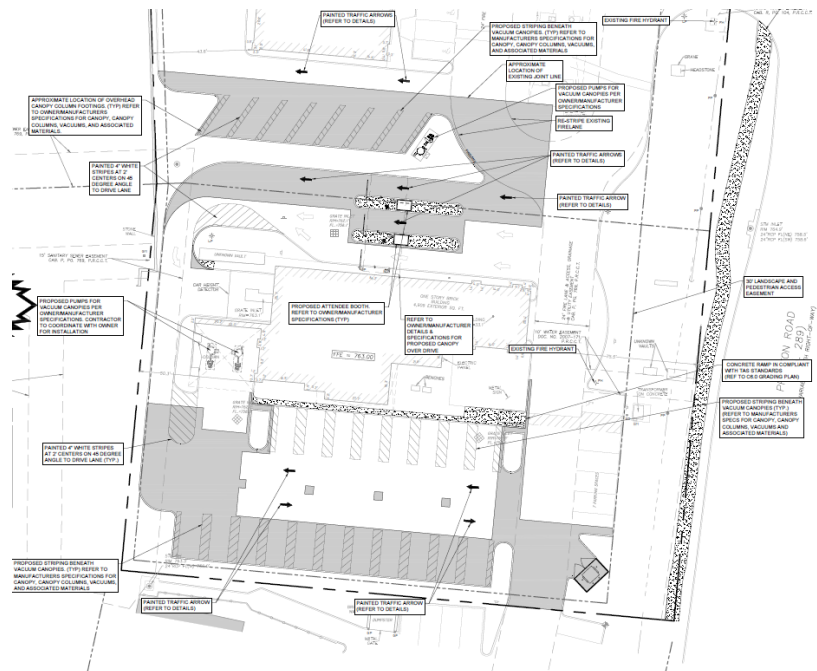
Re: Planning & Zoning Commission Meeting – October 3, 2023

Agenda Item:

Consider and act upon a Site Plan for a Car Wash in accessory to a Convenience Store with Gas Pumps, on 2.4± acres, located on the southwest corner of East Prosper Trail and North Preston Road. The property is zoned Commercial (C). (DEVAPP-23-0075)

Description of Agenda Item:

The Site Plan shows additions of internal driveways, parking stalls for vacuum canopies, and various other site improvements for an existing car wash as shown below:



Access will be provided from East Prosper Trail and North Preston Road. The Site Plan (DEVAPP-23-0075) conforms to the Commercial (C) development standards.

As a companion item, the Replat (DEVAPP-23-0009) 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.