



## PLANNING

**To:** Planning and Zoning Commission **Item No. 3c**  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Site Plan for Teel 380 Addition, Block A, Lot 9  
**Meeting:** January 20, 2025

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**Agenda Item:**

Consider and act upon a request for a Site Plan for Office/Retail and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0036)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the US Highway 380 District.

**Zoning:**

The property is zoned Planned Development-40 (Mixed Use).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-40.

**Description of Agenda Item:**

The Site Plan consists of an office/retail building and a restaurant/retail building totaling 19,033 square feet.

A Preliminary Site Plan (DEVAPP-25-0058) was approved by the Planning and Zoning Commission on November 4, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

**Access:**

Access is provided from Teel Parkway and University Drive.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements.

**Companion Item:**

As a companion item, a Final Plat (DEVAPP-25-0038) is on this Planning and Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-25-0058)

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.