



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – July 2, 2024

Item No. 3d

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant/Retail Building on Westside Addition, Block A, Lot 6, on 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385. (DEVAPP-24-0057)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-94.

Description of Agenda Item:

The Site Plan shows a 13,822 square foot building for restaurant and retail uses. The Site Plan complies with the Preliminary Site Plan (DEVAPP-23-0197), which was approved by the Planning & Zoning Commission on February 6, 2024.

Access:

Access is provided from US Highway 380 (University Drive). Cross access is provided through the commercial development to FM 1385.

Landscaping, Open Space, and Screening:

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

Companion Item:

As companion items, the Final Plat (DEVAPP-24-0059) and Façade Plan (DEVAPP-24-0058) are on the Planning & Zoning Commission agenda for July 2, 2024.

Attachments:

1. Location Map
2. Site Plan
3. Preliminary Site Plan (DEVAPP-23-0197)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.