



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: Preliminary Site Plan for Teel 380 Addition, Block A, Lots 4-5 and 8
Meeting: February 3, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 850± feet west of Teel Parkway. (DEVAPP-25-0130)

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

Description of Agenda Item:

The Preliminary Site Plan consists of three lots (Lots 4, 5, and 8) and five buildings totaling 51,650 square feet.

- Lot 4: Restaurant/Retail Building (7,700 SF)
- Lot 5: Restaurant/Retail Building (5,400 SF)
- Lot 8: Two Medical Office Buildings (16,800 SF) + Restaurant/Retail Building (21,750 SF)

A Preliminary Site Plan (DEVAPP-25-0058) for this property was approved by the Planning and Zoning Commission on November 4, 2025, and it created Lots 4 and 5. This new Preliminary Site Plan subdivides Lot 5 to create Lot 8, and a portion of Lot 4 is being incorporated into Lot 8 so that it has sufficient lot width on University Drive.

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:

There is no companion item on this Planning and Zoning Commission agenda.

Attachments:

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

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.