



PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Façade Plan for Westside Addition, Block A, Lots 4 and 5

Meeting: December 16, 2025

Item No. 3e

Agenda Item:

Consider and act upon a request for a Facade Plan for a Drive-Through Restaurant and Retail Building on Westside Addition, Block A, Lots 4 and 5, on 2.4± acres, located on the northeast corner of FM 1385 and University Drive. (DEVAPP-24-0176)

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 Facade Plan conforms to the development standards of Planned Development-94 and the associated development agreement.

Description of Agenda Item:

The Façade Plan is for a 4,800 square foot drive-through restaurant and an 8,208 square foot retail building. The building facades are compatible with the architecture and appearance of the buildings in the development.

Companion Item:

As companion items, the Site Plan (DEVAPP-24-0177), the Revised Conveyance Plat (DEVAPP-25-0071), and the Final Plat (DEVAPP-24-0175) are on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Facade Plan

Town Staff Recommendation:

Town Staff recommends approval of the Façade Plan.