



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

Meeting: December 16, 2025

Item No. 3d

Agenda Item:

Consider and act upon a request for a Site 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-24-0177)

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-94 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-94. The Planned Development allows for development of three non-contiguous drive-through restaurants along University Drive and one on FM 1385; a Specific Use Permit is not required.

Description of Agenda Item:

The Site Plan consists of a 4,800 square foot drive-through restaurant and an 8,208 square foot retail building with associated parking.

Access:

Access is provided from FM 1385 and University Drive through cross access within the overall commercial development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The Planned Development provides for two areas of open space within the entire development that satisfies the requirement for open space on these lots.

Companion Item:

As companion items, the Revised Conveyance Plat (DEVAPP-25-0071), Façade Plan (DEVAPP-24-0176), and the Final Plat (DEVAPP-24-0175) are on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.