

To: Planning & Zoning Commission

Item No. 4d

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

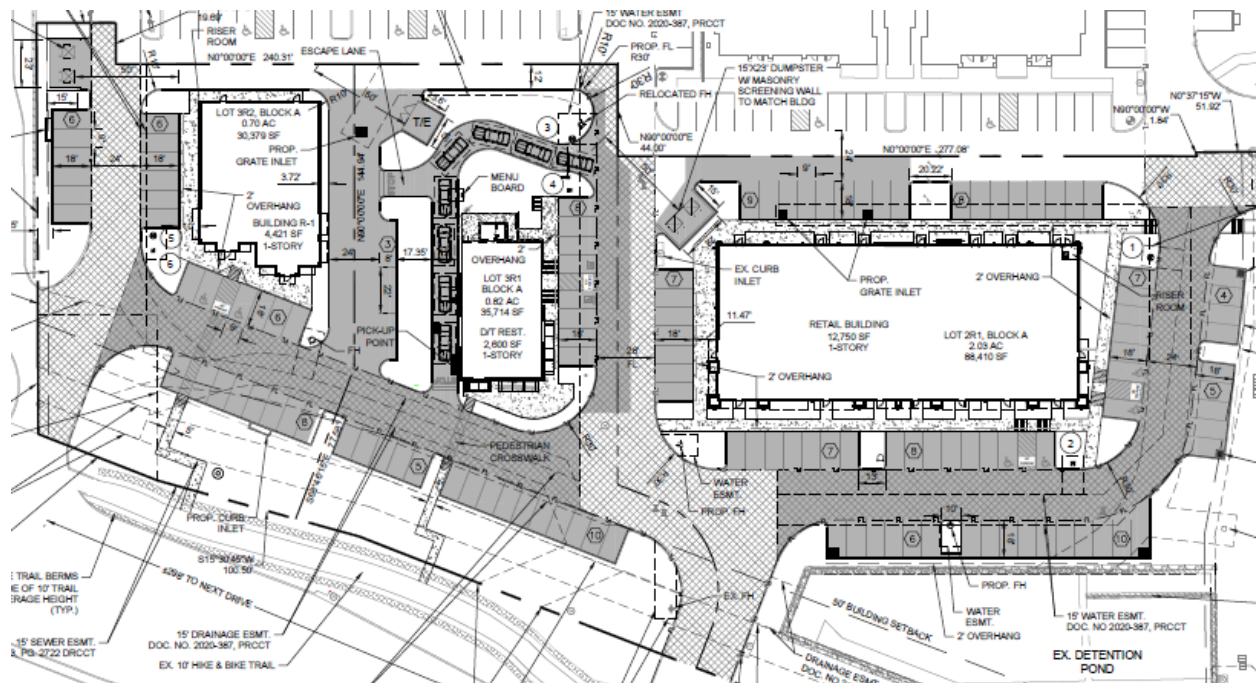
Re: Planning & Zoning Commission Meeting – March 7, 2023

Agenda Item:

Consider and act upon a Site Plan and Façade Plan for a commercial site at Windmill Hill on Lots 2 & 3 Block A 3.5± acres, located on the south side of Broadway Street, west of Preston Road. This property is zoned Planned Development-93 (PD-93) Office/Retail/Restaurant with Drive-Thru. (DEVAPP-22-0004 & DEVAPP-22-0007).

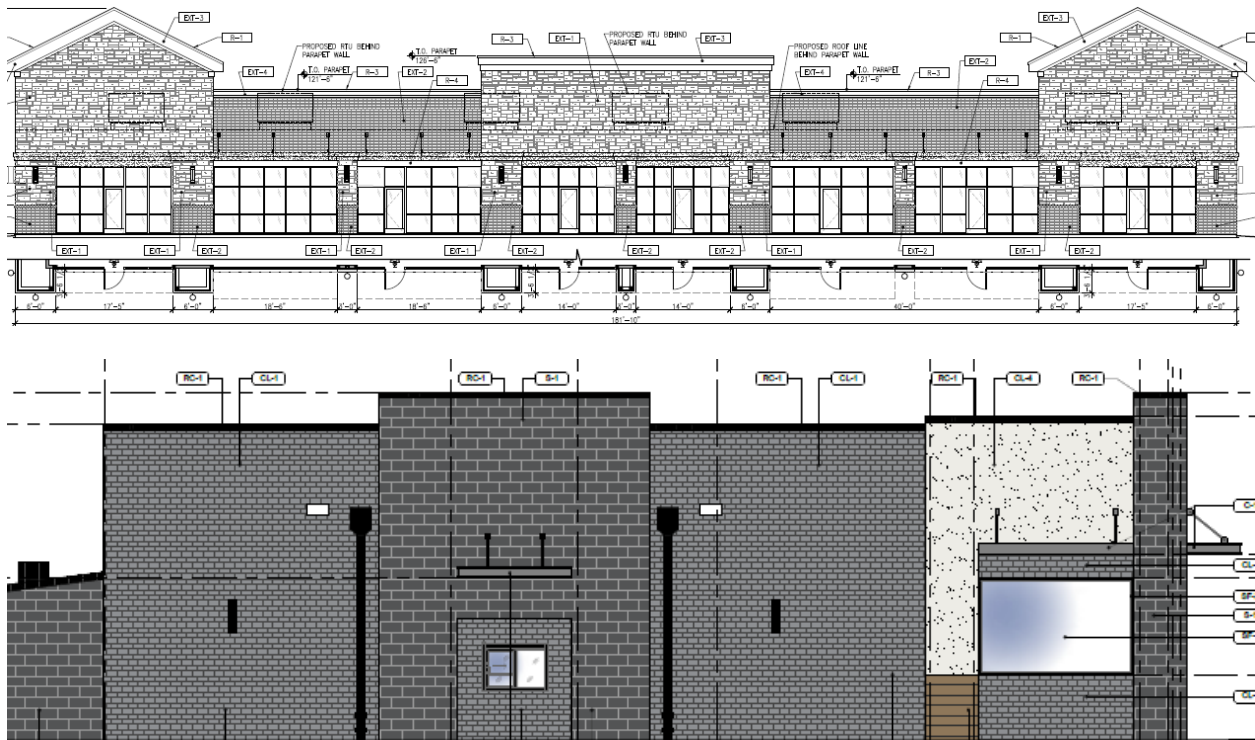
Description of Agenda Item:

The Site Plan shows the location of Office, Retail, and Restaurant with Drive-Thru that is being proposed on the subject property as shown below:



Access will be provided from Preston Road and Broadway Street. The Site Plan (DEVAPP-22-0004) conforms to the Planned Development-93 (PD-93) Office/Retail development standards.

Per Planned Development-93, the façade plan (DEVAPP-22-0007) shall be approved by the Planning and Zoning Commission. Renderings of the façade plan shall be shown below:



As a companion item, the Replat (DEVAPP-22-0006) for Windmill Hill, Block A, Lots 2 & 3 is also on the March 7, 2023 agenda.

On October 3, 2022 Planning & Zoning Commission approved a Preliminary Site Plan (D22-0074) for a commercial development (Windmill Hill).

Attached Documents:

1. Location Map
2. Site Plan
3. Façade Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan and Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.