



PLANNING

To: Planning & Zoning Commission **Item No. 4e**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Westfork Crossing, Block A, Lots 9-10 & 11X
Meeting: October 21, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail and Retail Buildings on Westfork Crossing, Block A, Lots 9-10 & 11X, on 82.6± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-24-0174)

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial and Single Family-10 (C, SF-10). Lots 9 and 10 are both zoned Commercial. The northern portion of Lot 11X is zoned Single Family-10 and the southern portion is zoned Commercial.

Conformance:

The Preliminary Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Preliminary Site Plan consists of three lots (Lots 9-10 & 11X). Lots 9 and 10 contain two restaurant/retail and retail buildings totaling 157,300 square feet. Lot 11X contains open space and floodplain.

A Preliminary Site Plan for Westfork Crossing (D22-0039) was approved on June 8, 2022; however, it has expired. This Preliminary Site Plan serves to replace the expired plan with minor revisions.

Access:

Access is provided from University Drive and Gee Road through cross access provided by Lots 7 and 8.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. A visibility corridor will be provided from Gee Road and University Drive. Additionally, hike and bike trails will be provided throughout Lot 11X that connect to Lot 9, Lot 10, and the subdivision to the north, Windsong Ranch.

Companion Item:

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

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Expired Preliminary Site Plan (D22-0039)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.