



PLANNING

To: Planning & Zoning Commission **Item No. 4c**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Mustang Texas Realty Addition, Block A, Lots 1-2

Meeting: October 21, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant/Retail and Retail Buildings on Mustang Texas Realty Addition, Block A, Lots 1-2, on 3.4± acres, located on the north side of First Street and 170± feet east of Coit Road. (DEVAPP-24-0152)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Retail.

Conformance:

The Site Plan conforms to the development standards of the Retail District

Description of Agenda Item:

The Site Plan consists of a 10,934 square foot retail building and a 14,329 square foot restaurant/retail building with a 400 square foot patio and associated parking.

A Preliminary Site Plan (DEVAPP-24-0049) was approved by the Planning & Zoning Commission on August 6, 2024. The plan was shown in two phases with Lots 1-2 shown in Phase 1 and Lot 3 shown in Phase 2. The Site Plan conforms to the approved Preliminary Site Plan.

Access:

Access is provided from First Street.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0153) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-24-0049)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.