

To: Planning & Zoning Commission

Item No. 3c

From: Doug Braches, Planner

Through: David Hoover, Director of Development Services

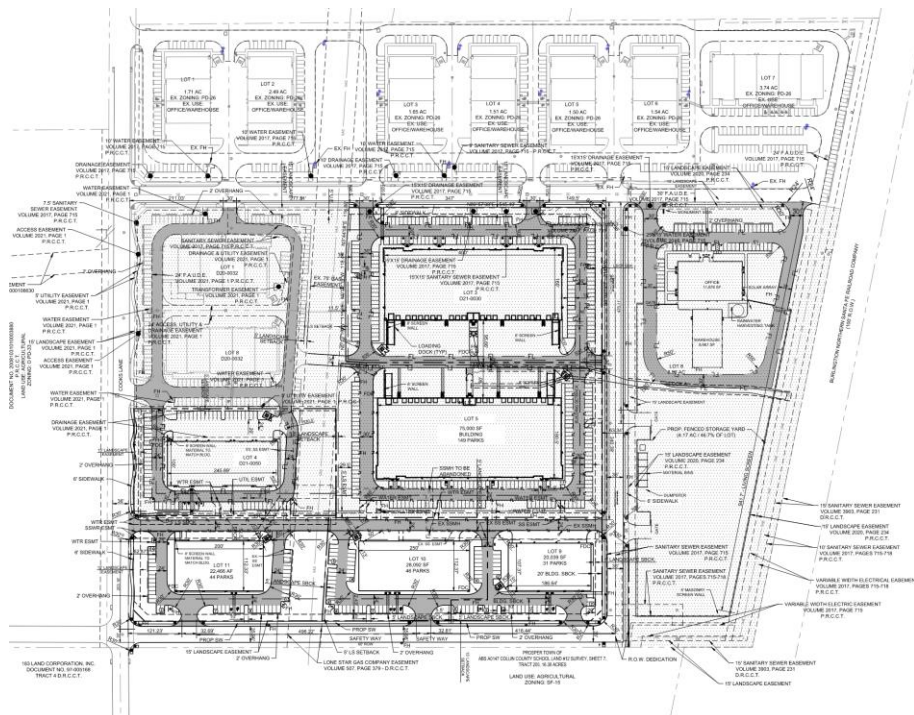
Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Consider and act upon a request for a Revised Preliminary Site Plan for an Office/Warehouse development, on 26.8± acres, located on the southeast corner of Industry Way and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (D22-0002)

Description of Agenda Item:

The Revised Preliminary Site Plan shows a collector street properly aligned with Safety Way as shown below:



Access will be provided from Industrial Way, Safety Way, and Cook Lane. The Revised Preliminary Site Plan (D22-0002) conforms to the Planned Development-26 (PD-26) development standards.

Attached Documents:

1. Location Map
2. Revised Preliminary Site Plan

Staff Recommendation:

Staff recommends approval of the Revised Preliminary Site Plan, subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.