

To: Planning & Zoning Commission

Item No. 3m

From: Doug Braches, Planner

Through: David Soto, Planning Manager

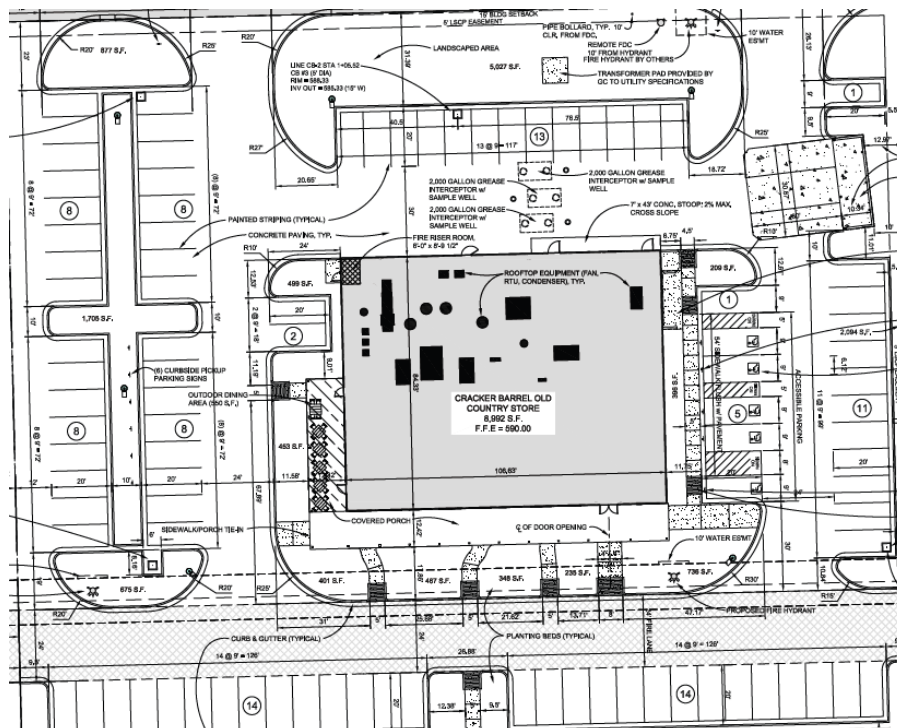
Re: Planning & Zoning Commission Meeting – July 18, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant and Retail Store, on 2.0± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0088)

Description of Agenda Item:

The Site Plan shows an 8,992 square foot building with a 550 square foot covered patio for a restaurant and retail store as shown below:



Access will be provided from US-380 and South Teel Parkway. The Site Plan (DEVAPP-23-0088) conforms to the Planned Development-40 (PD-40) development standards.

As a companion item, the Final Plat (DEVAPP-23-0086) is also on the Planning & Zoning Commission agenda for July 18, 2023.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

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

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