



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Site Plan for Hunter Gateway Centre, Block A, Lot 9

**Meeting:** August 19, 2025

**Item No. 3c**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement Building on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0170)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-2 (Commercial Corridor).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-2.

**Description of Agenda Item:**

The Site Plan consists of a 40,738 square foot indoor commercial amusement building and associated parking.

**Access:**

Access is provided from La Cima Boulevard and Richland Boulevard.

**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-25-0009) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Open Space Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.