



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Site Plan for Windsong Ranch Marketplace, Block A, Lot 14
Meeting: September 2, 2025

Agenda Item:

Consider and act upon a request for a Revised Site Plan for site modifications to a Restaurant with a Drive-Through on Windsong Ranch Marketplace, Block A, Lot 14, on 2.5± acres, located on the northwest corner of University Drive (US 380) and Windsong Parkway. (DEVAPP-24-0146)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-40 (Windsong Ranch).

Conformance:

The Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The property is developed for a 4,988 square foot drive-through restaurant with associated parking. The applicant is proposing to modify the site as follows:

- Widen the drive-through lanes on the interior side to allow additional maneuvering room for employees. The exterior landscape buffer is not affected.
- Widen the drive-through entrance.
- Reconfigure the drive aisle south of the building so that a car exiting the drive-through can make an easier turn. The existing drive-through exit does not allow an adequate turning radius for vehicles to leave the drive-through without impacting the inbound lane at the southwest entrance.
- Remove the row of parking south of the building, along University Drive.
- Add three parking spaces on the southeast corner of the property.

Access:

Access is provided from Windsong Parkway and University Drive.

Landscaping, Open Space, and Screening:

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

Attachments:

1. Location Map
2. Revised Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Revised Site Plan.