



## PLANNING

**To:** Planning & Zoning Commission

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

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

**Re:** Site Plan for Hunter Gateway Centre, Block A, Lot 1

**Meeting:** December 3, 2024

**Item No. 3c**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)

**This item must be removed from the table.**

**History:**

This item was tabled at the November 19, 2024, Planning & Zoning Commission meeting.

**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 (Corridor District).

**Conformance:**

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

**Description of Agenda Item:**

The Site Plan consists of a 4,997 square foot car wash and associated vacuum bays.

**Access:**

Access is provided from Richland Boulevard and US 380 (University Drive) through cross access easements as provided for by current development regulations.

**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-23-0012) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.