



## PLANNING

**To:** Planning and Zoning Commission

**Item No. 3e**

**From:** Jerron Hicks, Planner

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

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

**Re:** Site Plan for Westside Addition, Block A, Lot 3

**Meeting:** September 1, 2026

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**Agenda Item:**

Consider and act upon a request for a Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acre, located on the east side of FM 1385 and 290± feet north of University Drive. (DEVAPP-26-0024)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-94 (Retail).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-94. The Planned Development allows for three non-contiguous drive-through restaurants along University Drive and one along FM 1385 by right.

**Description of Agenda Item:**

The Site Plan consists of a 2,275 square-foot drive-through restaurant and associated parking.

**Access:**

Access is provided from FM 1385 and University Drive through cross access within the overall commercial development.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements. Planned Development-94 requires consolidated open space within the entire development that satisfies the requirement for open space on this lot.

**Companion Item:**

As companion items, a Final Plat (DEVAPP-26-0029) and Façade Plan (DEVAPP-26-0016) are on this Planning and Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.