

**To: Planning & Zoning Commission**

**Item No. 3c**

**From: Dakari Hill, Senior Planner**

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

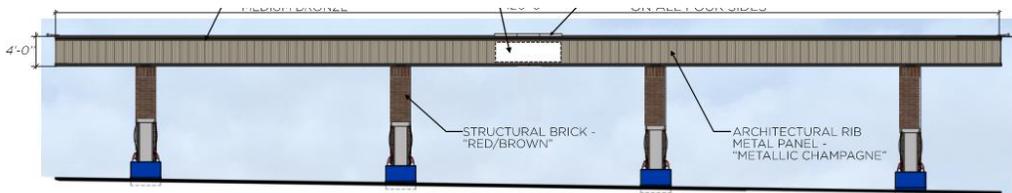
**Re: Planning & Zoning Commission Meeting – September 19, 2023**

**Agenda Item:**

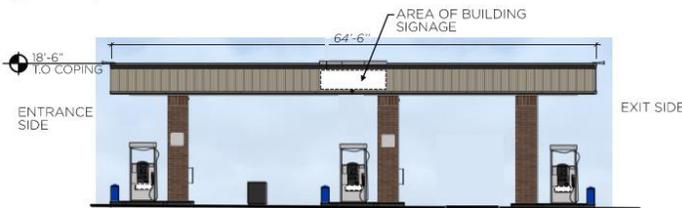
Consider and act upon a request for a Façade Plan for Gas Pumps in accessory to a Big Box, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0034)

**Description of Agenda Item:**

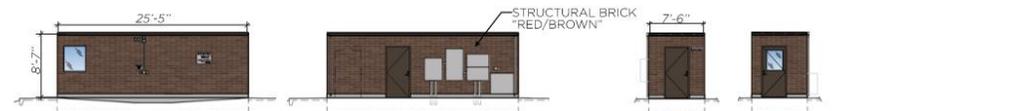
Per Planned Development-94 (PD-94), façade plans for big box retail stores are required to be approved by the Planning & Zoning Commission. The façade plan for the big box retail store was approved by the Planning & Zoning Commission on May 16, 2023; however, the fuel facility was not included. The Façade Plan shows the finished elevations for the fuel facility as shown below:



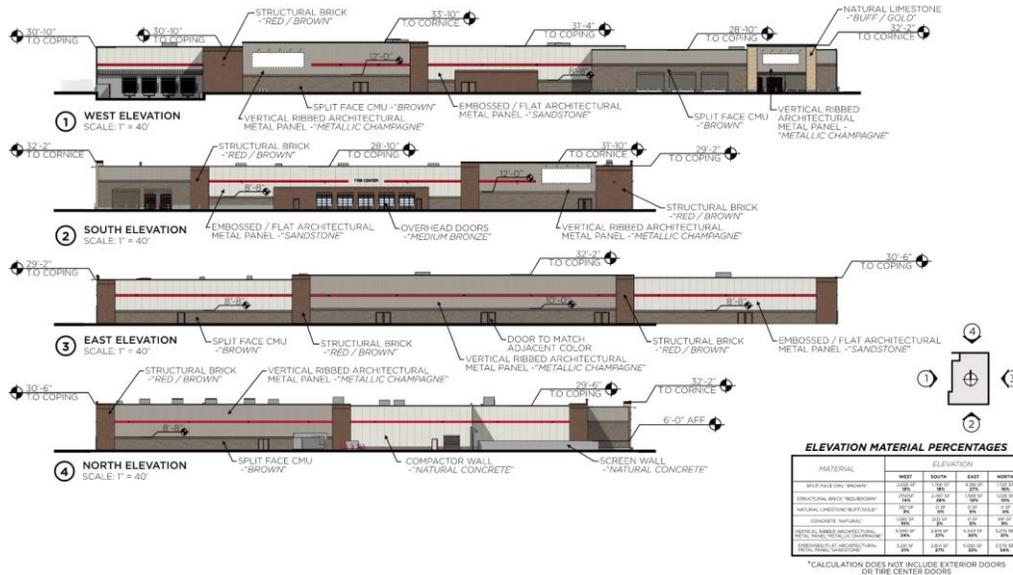
① CANOPY AND DISPENSER ELEVATION (NORTH/SOUTH)  
SCALE: 1/8" = 1'



② CANOPY AND DISPENSER ELEVATION (EAST/WEST)  
SCALE: 1/8" = 1'



The Façade Plan shows the finished elevations for the big box retail store as shown below:



**Attached Documents:**

1. Location Map
2. Fuel Facility Façade Plan
3. Big Box Façade Plan

**Town Staff Recommendation:**

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

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