



## PLANNING

**To:** Planning & Zoning Commission

**From:** Dakari Hill, Senior Planner

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

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

**Re:** Planning & Zoning Commission Meeting – May 21, 2024

**Item No. 3e**

---

**Agenda Item:**

Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 325± feet north of University Drive and 440± feet west of Teel Parkway. (DEVAPP-24-0006)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-40 (Single Family). The majority of Planned Development-40 is residential; however, commercial uses such as restaurant and retail are permitted at the hard corner of Teel Parkway and University Drive.

**Conformance:**

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

**Description of Agenda Item:**

The Site Plan consists of two restaurant/retail buildings totaling 25,500 square feet. The Preliminary Site Plan (D22-0021) was approved by the Planning & Zoning Commission on May 17, 2022. Town Staff approved a revision to the Preliminary Site Plan on May 17, 2023, on Lot 1 which resulted in a restaurant and retail building instead of a gas station. The proposed site plan for Lot 7 shows two buildings instead of one and a modification to the arrangement of the parking stalls.

**Access:**

Access is provided from Teel Parkway and University Drive through cross access within the commercial development.

**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-24-0005) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (D22-0021)
4. Approved Revised Preliminary Site Plan (D22-0021)

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.