



## 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:** Preliminary Site Plan for Mustang Texas Realty Addition

**Meeting:** August 6, 2024

**Item No. 3b**

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**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for Medical Office, Professional Office, Restaurant, and Retail Buildings on Mustang Texas Realty Addition, Block A, Lots 1-3, on 12.7± acres, located on the northeast corner of Coit Road and First Street. (DEVAPP-24-0049)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

**Zoning:**

The property is zoned Retail.

**Conformance:**

The Preliminary Site Plan conforms to the development standards of the Retail District.

**Description of Agenda Item:**

The Preliminary Site Plan consists of three restaurant/retail buildings, two retail buildings, and a two-story medical/professional office building totaling 124,781 square feet. The project will occur in two phases with Lots 1-2 being the first phase and Lot 3 being the second phase.

Lot 1: Retail Building – 11,075 SF

Lot 2: Restaurant/Retail Building – 17,265 SF

Lot 3: Medical/Professional Office Building 35,867 SF  
Restaurant/Retail Buildings (2) – 52,574 SF  
Retail Building (8,000 SF)

**Access:**

Access is provided from Coit Road and First Street.

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

The proposed development complies with all landscaping, open space, and screening requirements. These include a six-foot masonry wall, a minimum 15-foot landscape buffer, and a minimum 60-foot setback shown for the buildings adjacent to residential development.

**Companion Item:**

As a companion item, the Conveyance Plat (DEVAPP-24-0048) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Site Plan.