



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – February 6, 2024

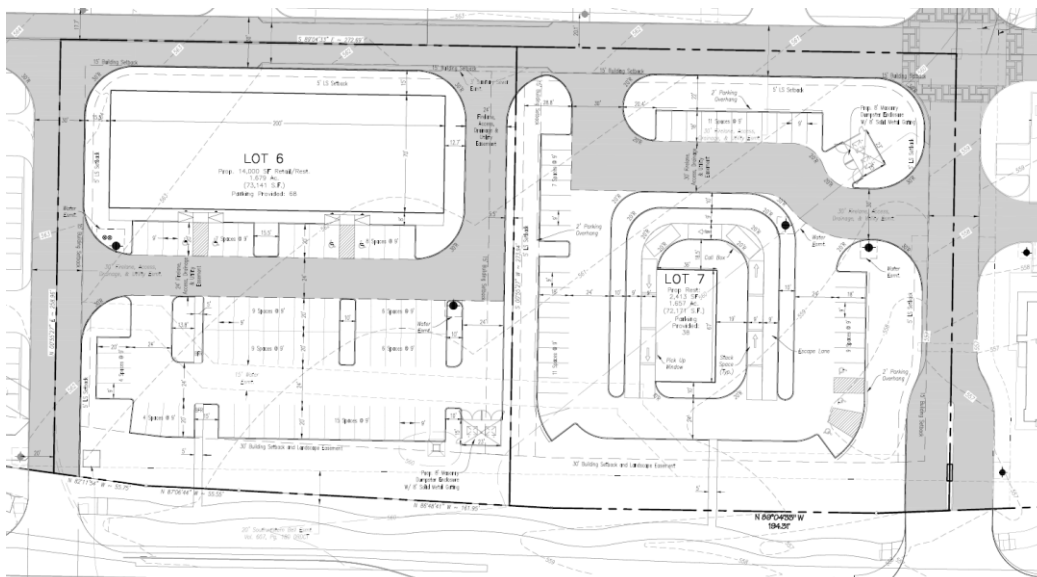
Item No. 3d

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Westside Addition, Block A, Lots 6 and 7, on 3.3± acres, located on the northeast corner of US 380 (University Drive) and FM 1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0197)

Description of Agenda Item:

The Preliminary Site Plan shows a 14,000 square foot retail/restaurant building on Lot 6 and a 2,413 square foot restaurant with a drive-through on Lot 7, as shown below. The Planned Development allows for three restaurants with drive-throughs along US 380, provided that they are not on adjacent lots. Additionally, one is allowed on FM 1385.



These proposed uses are consistent with the zoning exhibit (see attachment); however, the site layout and building sizes were modified. The retail/restaurant building on Lot 6 increased from 6,079 square feet to 14,000 square feet. The restaurant with a drive-through decreased in size from 3,827 square feet to 2,415 square feet. Staff finds that the proposed development is in general conformance with the zoning exhibit for these lots.

Access is provided from US 380 (University Drive) and FM 1385. The Preliminary Site Plan conforms to the development standards of Planned Development-94.

As a companion item, Revised Conveyance Plat (DEVAPP-23-0196) is on the Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Planned Development-94 Zoning Exhibit
3. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan subject to the approval of preliminary engineering plans and compliance with fire code regulations.