



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3d**  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Site Plan for Eagles Crossing Addition, Block A, Lots 1R1, 2R, and 3  
**Meeting:** April 1, 2025

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**Agenda Item:**

Consider and act upon a request for a Site Plan for two Office/Warehouse buildings on Eagles Crossing Addition, Block A, Lots 1R1, 2R, and 3, on 9.5± acres, located on the west side of Coleman Street and 690± feet south of Prosper Trail. (DEVAPP-24-0099)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Commercial.

**Conformance:**

The Site Plan conforms to the development standards of the Commercial District.

**Description of Agenda Item:**

The Site Plan consists of four buildings totaling 121,509 square feet on three lots covering 9.5± acres, with a proposed use of Medical, Office, Retail, and Warehouse, with associated parking.

- Lot 1R1 – one existing 31,828 SF building proposed for Retail/Office use
- Lot 2R – one existing 16,152 SF building proposed for Retail/Medical use
- Lot 3 – two buildings, one 43,583 SF and one 29,946 SF, both proposed for Office/Warehouse use

Lots 1R1 and 2R are being modified by adjusting the western property lines to enlarge Lot 3. A site plan for this development was approved by the Planning & Zoning Commission on March 15, 2022, but has since expired (D21-0091).

**Access:**

Access is provided from Coleman Street.

**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-24-0098) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Open Space Plan
4. Previously Approved Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.