



## PLANNING

**To:** Planning and Zoning Commission **Item No. 4d**

**From:** Jerron Hicks, Planner

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

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

**Re:** Preliminary Site Plan for Westside Addition, Block A, Lot 3

**Meeting:** April 14, 2026

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**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acres, located on the east side of FM 1385 and 250± feet north of University Drive. (DEVAPP-25-0095)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-94 (Mixed Use).

**Conformance:**

The Preliminary Site Plan conforms to the development standards of Planned Development-94. The Planned Development allows for development of three non-contiguous drive-through restaurants along University Drive and one on FM 1385; a Specific Use Permit is not required.

**Description of Agenda Item:**

The Preliminary Site Plan consists of a 2,274 square foot drive-through restaurant with associated parking.

**Access:**

Access is provided from FM 1385 and University Drive through cross access within the overall commercial development.

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

The proposed development complies with all landscaping, open space, and screening requirements. The Planned Development provides for two areas of open space within the entire development that satisfies the requirement for open space on these lots.

**Companion Item:**

There are no companion items on this Planning and Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Site Plan.