



PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Westfork Crossing Addition, Block A, Lot 9

Meeting: April 14, 2026

Item No. 4e

Agenda Item:

Consider and act upon a request for a Site Plan for a Retail Building on Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0114)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 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 a 153,700 square foot retail building with associated parking.

Access:

Access is provided from Gee Road 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.

Companion Item:

As a companion item, the Final Plat (DEVAPP-25-0113) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan subject to finalization of screening wall locations on the north side of the building prior to release for construction.