



PLANNING

To: Planning and Zoning Commission

Item No. 3i

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Teel 380 Addition, Block A, Lot 1B

Meeting: July 7, 2026

Agenda Item:

Consider and act upon a request for a Site Plan for an Automobile Repair (Minor) Building on Teel 380 Addition, Block A, Lot 1B, on 1.9± acres, located on the north side of University Drive and 265± feet west of Teel Parkway, zoned Planned Development-40. (DEVAPP-26-0032)

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-40 (Mixed-Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The Site Plan consists of a 5,400 square foot automobile repair (minor) building and associated parking.

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-26-0030) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.