



PLANNING

To: Planning and Zoning Commission **Item No. 3k**

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 8

Meeting: July 7, 2026

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant/Retail Building on Teel 380 Addition, Block A, Lot 8, on 5.6± acres, located 300± feet north of University Drive and 865± feet west of Teel Parkway, zoned Planned Development-40. (DEVAPP-26-0033)

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 restaurant/retail building totaling 21,750 square feet and associated parking.

Access:

Access is provided from University Drive and to Teel Parkway through internal cross access within the development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, a Final Plat (DEVAPP-26-0034) 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.