



PLANNING

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

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan on Beaty Addition, Block A, Lot 1

Meeting: July 7, 2026

Agenda Item:

Consider and act upon a request for a Site Plan for Luxury Warehouses and Retail Buildings on Beaty Addition, Block A, Lot 1, on 10.8± acres, located on the west side of Coleman Street and 1,740± feet south of Prosper Trail, zoned Planned Development-117. (DEVAPP-25-0127)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-117 (Commercial).

Conformance:

The Site Plan conforms to the development standards of Planned Development-117.

Description of Agenda Item:

The Site Plan consists of 16 buildings with boat and recreational vehicle storage, luxury warehouse, and retail uses totaling 146,864 square feet and associated parking.

- Buildings 1-2: Retail Buildings (24,230 SF)
- Building 3: Boat/RV Storage and Luxury Warehouse Building (42,919 SF)
- Building 4: Boat/RV Storage Building (41,147)
- Buildings 5-16: Luxury Warehouses (38,580 SF)

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, a Final Plat (DEVAPP-25-0128) 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.