



## PLANNING

**To:** Planning & Zoning Commission

**From:** Doug Braches, Planner

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

**Cc:** Suzanne Porter, Planning Manager

**Re:** Planning & Zoning Commission Meeting – October 17, 2023

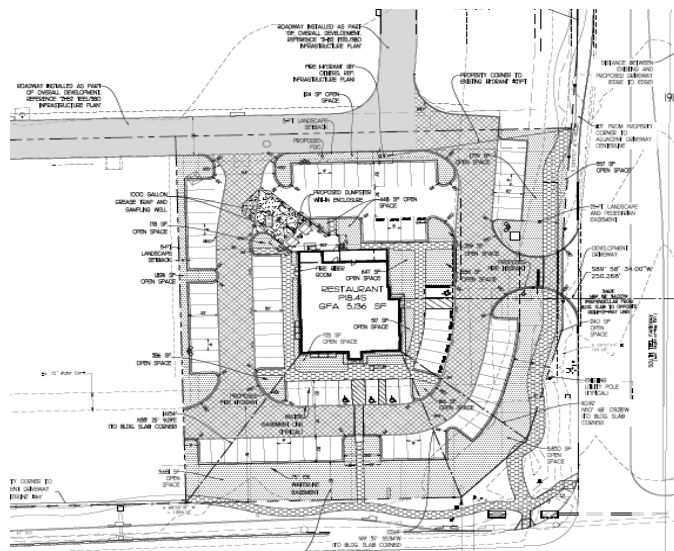
**Item No. 4d**

### Agenda Item:

Consider and act upon a Site Plan for a Restaurant, on 1.6± acres, located on the northwest corner of Teel Parkway and University Drive. The property is zoned Planned Development-40 (PD-40) Windsong Ranch. (DEVAPP-23-0148)

### Description of Agenda Item:

The Site Plan shows a 5,136 square foot building with Restaurant use as shown below:



Access is provided from Teel Parkway. Cross access is provided throughout the adjacent commercial development, which provides a connection to US 380, by way of Fire lane, Access,

Utility and Drainage Easements. The Site Plan (DEVAPP-23-0148) conforms to the Planned Development-40 (PD-40) Windsong Ranch Development Standards.

As a companion item, the Final Plat (DEVAPP-23-0146) is also on the Planning & Zoning Commission agenda for October 17, 2023.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan, subject to approval of civil engineering plans.