



PLANNING

To: Planning & Zoning Commission

Item No. 3e

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

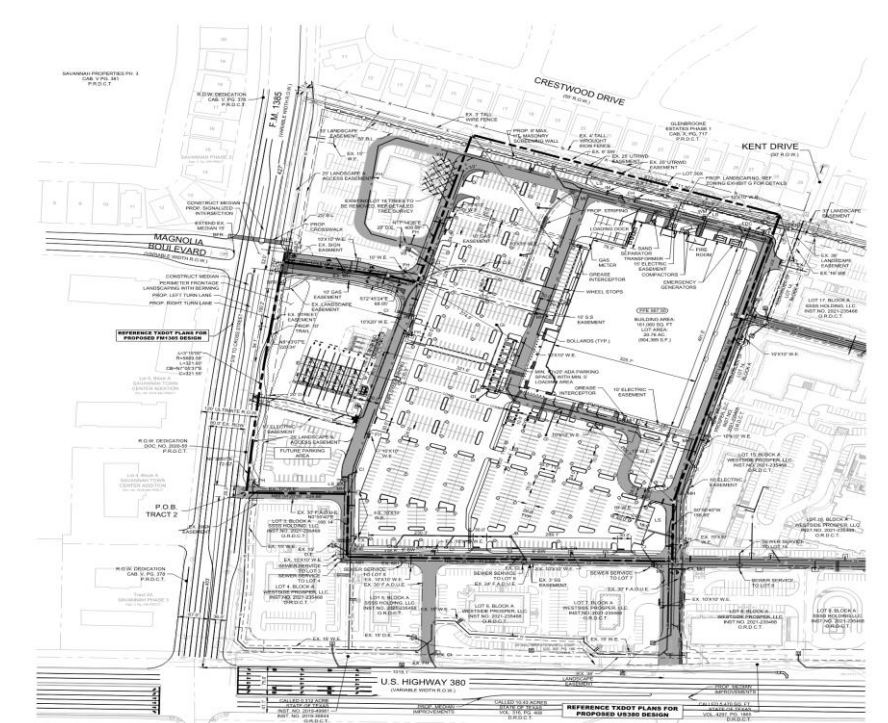
Re: Planning & Zoning Commission Meeting – May 16, 2023

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Commercial Development, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside (DEVAPP-23-0031)

Description of Agenda Item:

The Preliminary Site Plan shows a 161,060 square foot building for a commercial development as shown below:



Access will be provided from FM-1385 and US-380. The Preliminary Site Plan (DEVAPP-23-0031) conforms to the Planned Development-94 (PD-94) development standards.

As companion items, the Site Plan (DEVAPP-23-0032) and Replat (DEVAPP-23-0033) are also on the Planning & Zoning Commission agenda for May 16, 2023.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Site Plan, subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.