

To: Planning & Zoning Commission

Item No. 3f

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

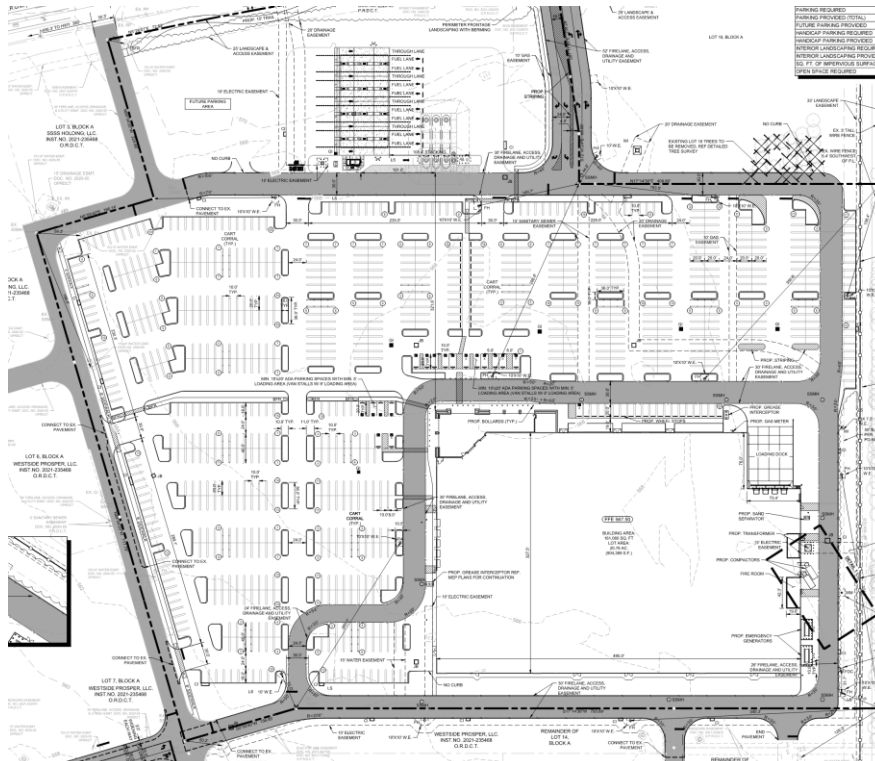
Re: Planning & Zoning Commission Meeting – May 16, 2023

Agenda Item:

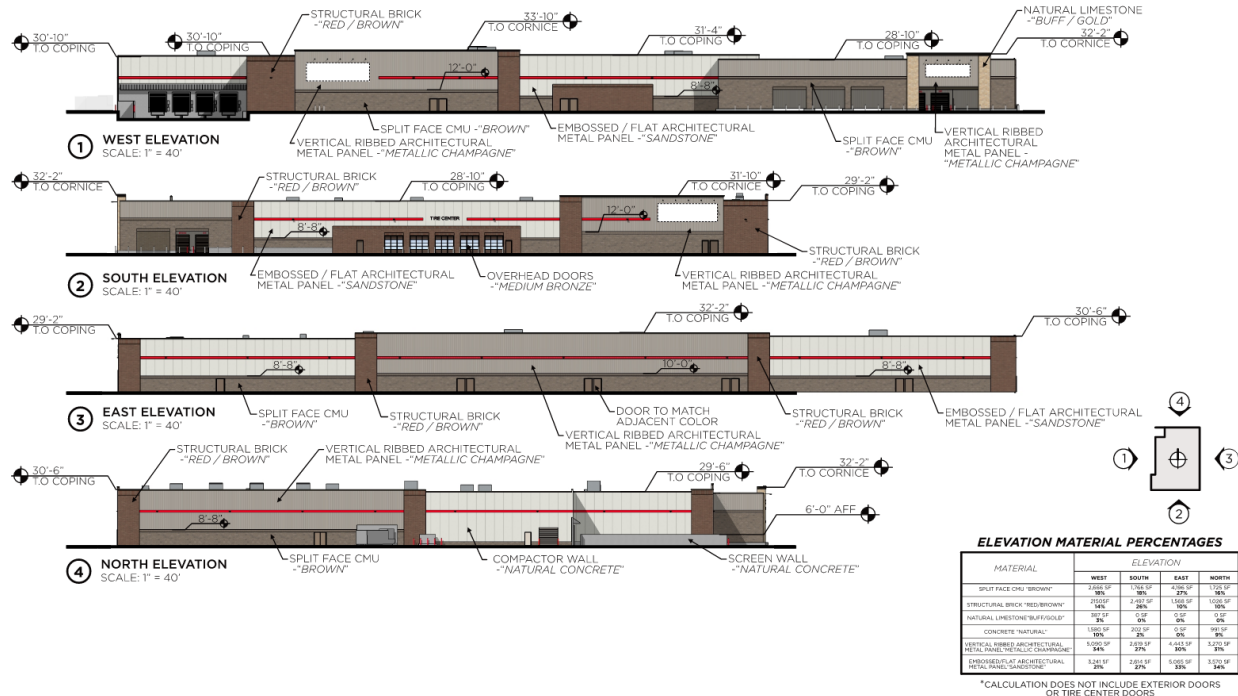
Consider and act upon a request for a Site Plan & Façade Plan for a Big Box, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0032 & DEVAPP-23-0034)

Description of Agenda Item:

The Site Plan shows a 161,060 square foot building for a big box retail store as shown below:



Per the Planned Development, the façade plan should be approved by Planning & Zoning Commission.



Access will be provided from FM-1385 and US-380. The Site Plan (DEVAPP-23-0032) & Façade Plan (DEVAPP-23-0034) conforms to the Planned Development-94 (PD-94) development standards.

As companion items, the Preliminary 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. Site Plan

Town Staff Recommendation:

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

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.