



## PLANNING

**To:** Planning & Zoning Commission **Item No. 6**

**From:** Suzanne Porter, AICP, Planning Manager

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

**Re:** Planning & Zoning Commission Meeting – December 19, 2023

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**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for Windsong Ranch Office Addition, Block A, Lot 2, on 3.6± acres, located south of Parvin Road and east of North Teel Parkway. The property is zoned Planned Development-103 (PD-103) Windsong Ranch Office. (DEVAPP-23-0184)

**Description of Agenda Item:**

The Preliminary Site Plan shows two buildings totaling 25,980 square feet for a variety of uses, some of which require a Specific Use Permit. The buildings are located closer than 200 feet from residential zoning to the east and south. A living screen is proposed along these property lines. All of these items require approval and are part of the Specific Use Permit request.

Access is provided from Teel Parkway. The Preliminary Site Plan conforms to the development standards of Planned Development-103.

As a companion item, Specific Use Permit (ZONE-23-0023) is on the Planning & Zoning Commission agenda for December 19, 2023.

