



PLANNING

To: Planning & Zoning Commission **Item No. 4d**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Windsong Ranch Phase 6E Addition, Block X, Lot 3

Meeting: November 5, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for an Amenity Center on Windsong Ranch Phase 6E Addition, Block X, Lot 3, on 1.9± acres, located on the northwest corner of Bridges Drive and Verdin Street. (DEVAPP-24-0018)

Future Land Use Plan:

The Future Land Use Plan designates this area as High Density Residential.

Zoning:

The property is zoned Planned Development-40 (Single Family).

Conformance:

The Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The Site Plan consists of a covered, open-air, 18,900 square foot amenity center in which there are four courts, restrooms and a maintenance and office rooms. Additionally, there are four outdoor courts north of the covered structure and associated on-street parking.

Access:

Access is provided from Bridges Drive, Toliver Drive, and Verdin Street.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.