



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Site Plan for Windsong Ranch Office Addition, Block A, Lots 2-3
Meeting: September 3, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Windsong Ranch Office Addition, Block A, Lots 2-3, on 3.6± acres, located on the east side of Teel Parkway and 890± feet north of Prosper Trail. (DEVAPP-24-0040)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

Zoning:

The property is zoned Planned Development-103 (Office) with Specific Use Permit-49 that addressed the uses, living screen, and building size and placement.

Conformance:

The Site Plan conforms to the development standards of Planned Development-103 and Specific Use Permit-49.

Description of Agenda Item:

The Site Plan consists of two lots with a 13,909 square foot restaurant/retail building on the northern lot and a 12,062 square foot restaurant/retail building on the southern lot.

The site design is in general conformance with the Preliminary Site Plan (DEVAPP-23-0184) that the Planning & Zoning Commission approved on December 19, 2023. The Preliminary Site Plan had shown the two buildings on one lot; the site plan is for two lots with the new property line running between the buildings. Each lot is compliant with the zoning requirements.

Access:

Access is provided from Teel Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0041) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (DEVAPP-23-0184)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.