



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Westside Addition, Block A, Lot 18R

Meeting: June 17, 2025

Item No. 3g

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Westside Addition, Block A, Lot 18R, on 3.2± acres, located on the east side of FM 1385 and 1,100± feet north of University Drive. (DEVAPP-24-0135)

Future Land Use Plan:

The Future Land Use Plan designates this area as US Highway 380 District.

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-94.

Description of Agenda Item:

The Site Plan consists of two buildings (both restaurant and retail) with a combined 23,075 square feet and associated parking.

Access:

Access is provided from FM 1385. Cross access is provided through the commercial development to University Drive (US Highway 380).

Landscaping, Open Space, and Screening:

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

Companion Item:

As companion items, the Replat (DEVAPP-24-0133) and Façade Plan (DEVAPP-24-0136) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Planned Development-94 Conceptual Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.