



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> January 6, 2022	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Discuss and consider approval of a site plan for Ridgecrest Center Phase II, located southwest of the North F.M. 548 and Ridgecrest Road intersection.	
<b>Consent Item/Action Item</b> <input checked="" type="checkbox"/> <b>Public Hearing Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> Site Plan Building Elevation Plan Landscape Plan

**Item Summary:**

**Purpose:**  
Vasquez Engineering, representing the property owner, requests approval of a site plan for Ridgecrest Center Phase II. The purpose of the request is to establish the site design for a multi-tenant retail center.

**Image 1: Location Map**



**Current Standards:**  
The 1.021-acre property is currently vacant and undeveloped. The property is zoned within the Hamblen Estates Planned Development (Ordinance No. 1043). The Planned Development (PD) was approved by City Council on December 18, 2001. General Retail District is the base zoning district for the property, with the PD allowing approved uses from the Neighborhood Service District. Retail uses are permitted in this Planned Development.

Retail and restaurant uses are located northeast of the property. The Mustang Place single-family residential subdivision is located to the southwest of the property.

**Site Plan:**  
The site plan proposes a single story, 8,155 square foot retail building. The building elevation plan shows that brick and stone are the primary exterior construction materials.

The site plan shows sixty (60) parking spaces, and the landscape plan complies with zoning regulations. Trees are provided along the street frontage and plantings are provided to screen automobile headlights facing North F.M. 548. Plants are provided around the building and there is a fifteen-foot (15') landscape buffer along North F.M. 548, in compliance with Ordinance No. 1043.

**Future Requirements:**

If the replat and site plan are approved, future development of the property will require approval of:

1. Building Plans (staff approved)

**Recommendation:**

Staff recommends approval.