



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> March 3, 2022	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b> Discuss and consider approval of a site plan for H.E.B., located east of the F.M. 548 and F.M. 1641 intersection.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevation Plan Landscape Plan

**Item Summary:**

H.E.B., L.P., Inc, requests approval of a site plan. The property consists of 15.419 acres of land located southeast of the intersection of the Union Pacific Railroad and F.M. 548. The purpose of the request is to establish the necessary site design for the development of a grocery store.

**Image 1: Location Map**



**Current Standards:**

The property is located behind the RaceTrac Gas Station and the McDonalds restaurant at the F.M. 548 and F.M. 1641 intersection. The property is zoned within the Commercial District, which allows for a grocery store to operate as a primary use. A preliminary plat for this property was approved by City Council on August 20, 2019, and a final plat for the property was approved by City Council on February 15, 2022.

**Site Plan:**

The site plan shows a 121,050 square foot grocery store. Access is provided to the property using the existing access between McDonalds and RaceTrac. A new access easement is shown at the south end of the property and lines up across from Rock Hound Road.

The building elevation plan shows that CMU and brick are the primary exterior construction materials. The store provides to main front entrances.

The landscape plan provides the quantity of plantings required by the Zoning Ordinance. The plant species proposed also comply with zoning requirements.

Parking and sidewalk requirements exceed minimum zoning standards.

**Future Requirements:**

If the final plat is approved, future development of the property will require approval of:

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

**Recommendation:**

Staff recommends approval of this request, as presented. The site plan complies with the zoning requirements for the property.