



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
December 1, 2022

Submitted by:
P. Morgan

Item Title:

Discuss and consider approval of a site plan for HTeaO, located southeast of the S. F.M. 548 and F.M. 741 intersection.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:
Site Plan
Building Elevation Plan
Landscape Plan

Item Summary:

Mr. Carlos Silva and Ms. Melissa Silva request approval of a site plan. The purpose of the request is to establish the site design for a restaurant to be constructed on property located southeast of the S. F.M. 548 and F.M. 741 intersection.

Image 1: Location Map



Current Standards:

The 0.45-acre property is currently zoned within the Kickapoo Trace planned development zoning district. The base zoning district for the property is General Retail and the property is bordered by the Bush's Chicken restaurant to the south and a future oil change business to the north.

Site Plan:

The site plan provides the site design for a new HTeaO drive-thru restaurant. The 2,242 square foot building is designed with access to the adjacent properties. A drive-thru lane extends around the building for customer use.

The building elevation plan shows that brick is the primary exterior construction material. The landscaping plan meets the zoning requirements.

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.