

October 25, 2016

**Preliminary Site Plan &
Conveyance Plat**

Four Corners Shopping Center, Block A, Lots 1-17
(PSP16-0029 & CP16-0023)

Owner(s): Rudman Partnership

DESCRIPTION:

13 Retail/Restaurant buildings, one Big Box with Accessory Gas Pumps, a Neighborhood Theater, Automotive Repair-Minor, one Restaurant with Drive-Thru, one Bank with Drive-Thru and 740 Urban Living units on 17 lots on 83.8± acres on the southwest corner of FM 423 and US 380. Zoned Planned Development-254-Retail/Multifamily/Single Family-7. Neighborhood #50. AS

REMARKS:

Preliminary Site Plan

Access: Access is provided from FM 423 and US 380.
Cross Access: Cross access is provided within the development.
Parking: Parking is adequate.
Open Space: The Planned Development provide specific timing requirements and amenities to be included in the open space design. These amenities will be finalized with the applicable site plan submission in accordance with the Planned Development District
Tree Preservation: There are no protected trees being removed on the property.
Screening: Screening is not required.
Additional Information: The development complies with the Planned Development-254 standards.

Conveyance Plat

The purpose of the plat is to subdivide the property into 17 lots.

RECOMMENDATION:

Recommend for approval subject to:

Preliminary Site Plan

As submitted

Conveyance Plat

As Submitted