

## Item H-4

Consider a resolution approving a Site Plan for Penguin Patch, a proposed 43,640 square-foot building, on a property legally described as Abstract 457 Tract 14C03 of John Edmonds Survey, being 4.07-acres, approximately 270 feet southeast from the intersection of W. Bear Creek Parkway and Chisholm Trail, zoned Commercial (C), and addressed as 721 Chisholm Trail. Jennifer Randklev, Owner/Applicant. (SP-23-0013)



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### Background:

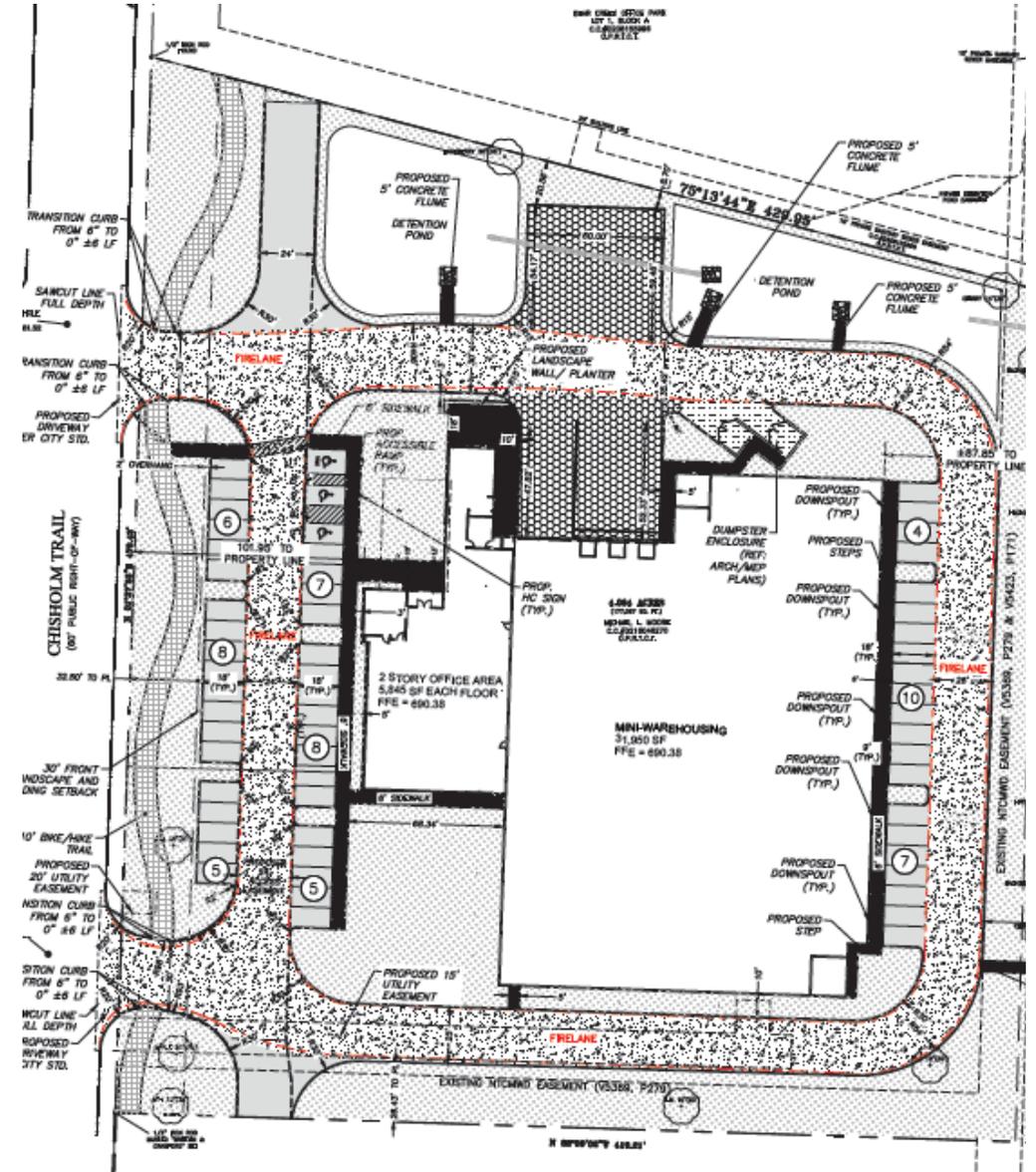
- Penguin Patch is a commercial development that includes office, light manufacturing, and warehousing.
- In August 2022, City Council approved a Specific Use Permit (SUP) for warehousing for the Penguin Patch with the condition that the site plan come to City Council for final approval.



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## Site Layout:

- Meets requirements designated in the Unified Development Code (UDC), including all building setbacks and height requirements.
- The proposed landscaping and tree preservation plan, trail design and parking all meet UDC requirements.
- No variances requested.



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Rendering:



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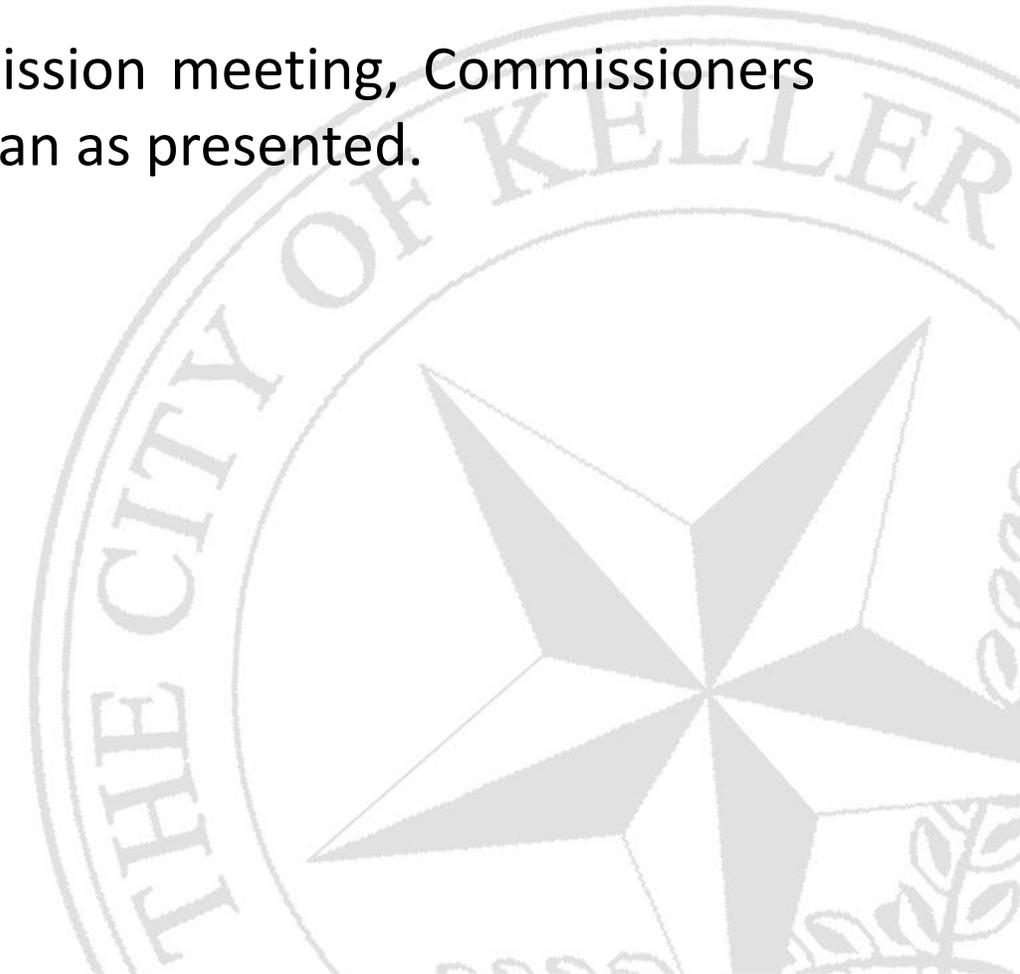
### **Citizen Input:**

A Site Plan application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. The public had an opportunity to speak on this agenda item during “Persons To Be Heard.”

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### **Planning and Zoning Commission Recommendation:**

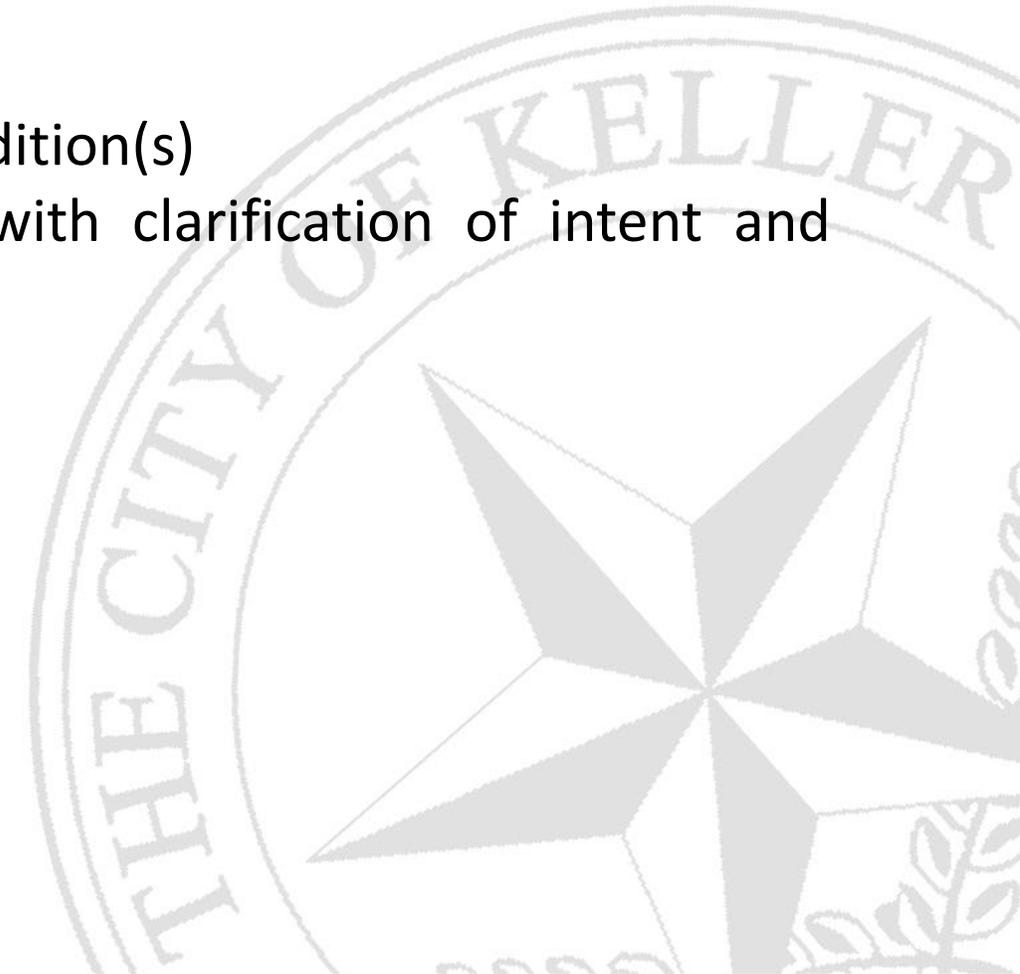
At the July 25, 2023, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Site Plan as presented.



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The City Council has the following options when considering a Site Plan application:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?  
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