

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: October 12, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Development Agreement for Price Farm PD - Morrison Village Pad Ready Site, Case #261806

INTRODUCTION:

Kimley-Horn & Associates (Mike Hammond), representing the owner, WT Price LP (Les Binkley), requests approval of a Final Site Plan and Development Agreement for a 3,720-square foot retail building in Area 1 (Phase 3) of the Price Farm Planned Development (PD). The property is zoned R-1: Low Density Residential with a PD Overlay, allowing for the intended uses. This site is located southeast of the Houston Levee Road and Shea Road intersection, just north of State Route 385.

BACKGROUND:

The Price Farm PD was initially approved by the Board of Mayor and Aldermen (BMA) in 1996 and has had several amendments since. A 2009 Amendment created many of the development standards needed to produce a mixed-use development. This property also has private restrictive covenants and design controls. The PD Outline Plan states Area 1 is required to comply with the architectural guidelines of the Morrison Village Association of Owners, which are private restrictions. This document was provided to the Town in 2009 but was not formally approved by the BMA. A separate Final Plat for the subject property was recorded on December 15, 2025. The BMA approved a Preliminary Site Plan for the entire mixed-use development in November 2024. A "pad-ready" site was shown at the northwest corner of the development and not included in the first phase of construction. A Final Site Plan was approved in June of 2025 for the first phase of the mixed-use development. The site is currently under active construction.

DISCUSSION:

1. The Final Site Plan shows a 3,720-square foot building for retail with a drive-through on the north side (see Exhibit 6).

- Morrison Village has a vested Preliminary Development Plan (May 2024) approved prior to the adoption of the requirement for a Conditional Use Permit (CUP) for restaurants and coffee shops with a drive through (May 2026). A CUP is not required for the proposed drive-through.
- The north side of the building does not have a drive through window
- This "pad-ready" site was shown with the Price Farm PD, Area 1, Phase 2, Final Site Plan (Morrison Village) but was not approved with the phase of development.
- Parking for this site was accounted for with the initial phase of construction and meets the parking requirements of the Price Farm PD. Modifications were made to proposed parking spaces and parking island to the north to accommodate accessibility and the proposed drive-through.

2. The Final Site Plan meets the Design Guidelines, Zoning Ordinance and the Price Farm Outline Plan regarding landscape, building materials and lighting (see Exhibit 6, Pages 17-25).

- The proposed retail building is 100% masonry (Weracoba 2 Columbus Brick) and will be unpainted.

- Although a drive-through lane is shown on the site plan, the elevations do not depict a drive-through window on the north elevation. The applicant states the elevation may be modified later once a specific tenant has been identified. A Site Plan Modification Application will need to be reviewed and approved before any exterior changes can be made to the drive-through (north) elevation.
- Site lighting includes decorative poles, wall packs and canopy lighting. All lighting has been designed to minimize off-site impacts
- Three (3) new trees will be planted with this phase of development and foundation plantings in the form of planters will be provided around the building. The approved landscaping plan for the initial phase of construction will be revised to incorporate the landscaping for the pad ready site and inspected together.

3. Per the Traffic Impact Analysis (TIA) provided with the Preliminary Site Plan, at full buildout, trips generated by this development (Phase 2 and 3) can be accommodated by Houston Levee Road and Shea Road provided the Houston Levee Road/Shea Road intersection is signalized (see Exhibit 5).

- The TIA included vehicle trips for this pad ready site.
- The Houston Levee Road and Shea Road intersection is expected to be signalized in the future but is not part of this project. The signal installation in the future will be the responsibility of the Town.
- This development (Phase 2 and 3) will generate approximately 184 new trips during the AM Peak Hour and 212 trips during the PM Peak Hour.
- Access to this development (Phase 2 and 3) will be provided via one (1) full-movement driveway onto Houston Levee Road and two (2) full-movement driveways onto Shea Road.
- Overall, Houston Levee Road and Shea Road are already improved in this area to an urban section per the Major Road Plan, providing adequate capacity to accommodate the trips generated by this development (Phase 2 and 3).

4. On-site stormwater detention will not be required due to the proximity of the Nonconnah Creek to the south (see Exhibit 4).

5. The Town's water and sewer infrastructure has adequate capacity to serve the proposed uses at this location.

6. The Final Site Plan Package includes civil drawings, landscape plans, and building elevations as an attachment to the Development Agreement (see Exhibit 2).

- The Development Agreement requires the developer to provide a letter of credit equal to 25% of the cost of private site improvements (\$47,000.00) for a total surety of \$47,000.00
- The Final Site Plan is included in the Development Agreement. The Development Agreement grants Town authorization to the applicant to construct the project in accordance with its terms and conditions of approval. Development Fees total \$40,418.00.

STAFF RECOMMENDATION: Staff recommends approval of the Final Site Plan since it is materially consistent with the Preliminary Site Plan and complies with the requirements of the Zoning Ordinance, Design Guidelines, and the Price Farm PD Outline Plan.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map 9.28.26.pdf](#)

[Exhibit 2 - Development Agreement 9.28.26.pdf](#)

[Exhibit 3 - Cover Letter 9.8.26.pdf](#)

[Exhibit 4 - Drainage Narrative 9.8.26.pdf](#)
[Exhibit 5 - Traffic Impact Analysis 6.14.24.pdf](#)
[Exhibit 6 - Final Site Plan 9.8.26.pdf](#)

PROPOSED MOTION:

To approve the Final Site Plan and Development Agreement for Price Farm PD, Area 1, Phase 3 (Morrison Village Pad Ready Site), subject to the conditions in the Development Agreement (Exhibit 2).

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						