



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3e

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Full-Service Hotel, Medical Offices, and Professional Offices on Parmar Addition, Block A, Lots 1 & 3, on 23.4± acres, located on the southeast corner of Mahard Parkway and Prairie Drive. (DEVAPP-23-0102)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-47 (Commercial Corridor).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-47.

Description of Agenda Item:

The Preliminary Site Plan consists of a 132,365 square foot full-service hotel, two medical office buildings totaling 80,314 square feet, and seven professional office buildings totaling 105,000 square feet. The Revised Conveyance Plat (D21-0101) was approved by the Planning & Zoning Commission on October 17, 2023, and no additional easements are needed for the development of Lot 1.

Access:

Access is provided from Mahard Parkway and Prairie Drive.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item for this case.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Approved Revised Conveyance Plat (D21-0101)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.