



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for HCA Medical City Addition, Block A, Lot 1
Meeting: August 19, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Free-Standing Emergency Room, Hospital, and Medical Office Buildings on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the southeast corner of Mayor Clary Road and Frontier Parkway. (DEVAPP-25-0024)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-69 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-69.

Description of Agenda Item:

The Preliminary Site Plan consists of two medical office buildings, one free-standing emergency room, and one hospital totaling 573,300 square feet.

- Free-Standing Emergency Room (11,000 SF)
- Hospital (442,300 SF)
- Medical Office Building (30,000 SF)
- Medical Office Building (30,000 SF)

The Preliminary Site Plan will be constructed in two phases. The free-standing emergency room will be constructed in the first phase. The hospital and medical office buildings will be constructed in the second phase.

Access:

Access is provided from Mayor Clary Road and Frontier Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.