



PLANNING

To: Planning and Zoning Commission

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Planned Development for Saddle Creek Commercial

Meeting: August 18, 2026

Item No. 7

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail. (ZONE-25-0003)

Background:

This item was tabled and the public hearing continued at the July 21, 2026, Planning and Zoning Commission meeting. This was done at the request of the applicant so that a meeting could be held with the Homeowners' Association to discuss the project. This meeting occurred on August 3, 2026.

Description of Agenda Item:

In 2006, a Planned Development (PD-31) was approved for the development of 103 acres with 15 acres at the intersection of Preston Road and Prosper Trail allocated for commercial and office uses and the balance of the property planned for single family development. The residential property has been fully developed as Saddle Creek subdivision. A bank was constructed at the corner of Preston Road and Prosper Trail in 2017, and a dentist office was recently constructed at the northeast corner of the property.

The existing Planned Development allows for up to six acres of retail/commercial uses with the remainder developed for offices. The proposed Planned Development standards include updating the list of permitted uses, modifying the layout of development with an emphasis on open space, ponds, and enhanced pavement for pedestrian walkability, and creating architectural and lighting standards, as elaborated below and found in the Development Standards (Exhibit C).

Future Land Use Plan:

The Future Land Use Plan recommends Retail and Neighborhood Services.

Zoning:

The property is zoned Planned Development-31 (Retail/Office)

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-31 (Office)	Dentist & Vacant Property	Retail and Neighborhood Services
North	Planned Development-31 (Single Family)	Residential (Single-Family)	Medium Density Residential
East	Planned Development-68 (Retail)	Retail Center	Retail and Neighborhood Services
South	Commercial & Planned Development-46 (Retail)	Retail Center	Retail and Neighborhood Services
West	Planned Development-31 (Single Family)	Residential (Single-Family)	Medium Density Residential

District Regulations:

The district regulations within this proposed Planned Development compared to the regulations in the current Planned Development are shown below.

	Proposed Regulations	Existing PD-31 Regulations
Development Area	Approximately 13.6 acres	15 acres - Max 6 acres – Commercial or Retail - Remainder – Professional Office
Size of Yards	Front: 30 ft Side: 0 ft (Attached Non-Residential Buildings) 10 f (Adj. to Non-Residential) 30 ft (1-Story Adj. to Residential) 80 ft (2-Story Adj. to Residential) Rear: 0 ft (Attached Non-Residential Buildings) 10 ft (Adj. to Non-Residential) 30 ft (1-Story Adj. to Residential) 80 ft (2-Story Adj. to Residential)	Front: 30 ft Side: 10 ft 30 ft (1-Story Adj. to Res.) 40 ft (2-Story Adj. to Res.) Rear: (base zoning standard) 15 ft (Adj. to Non-Residential) 60 ft (Adj. to Residential)
Size of Lots	Area: 10,000 square feet (base zoning standard) Width: 100 ft Depth: 100 ft	Area: 7,000 square feet (base zoning standard) Width: 120 ft Depth: 120 ft

Maximum Height	Height: (Inclusive of Architectural elements and roof forms.) One-Story Buildings – 30 ft Two-Story Buildings – 45 ft	Height: Maximum 2 stories – 40 ft
Lot Coverage	Maximum: 40%	Maximum: 35%

Uses:

Current PD-31 Permitted Uses

1. Administrative, Medical, or Professional Office
2. Banks, Savings, and Loans and Credit Unions with drive-through
3. Pharmacy with drive through
4. Dry Cleaner, minor
5. Small Animal Veterinary Clinic
6. Restaurants, no drive through
7. Day Care Center, Child
8. Health/Fitness Center
9. Insurance Office
10. Print/Copy/Private Post Office
11. Rehabilitation Care Center – day uses by Specific Use Permit
12. Compatible uses as approved by the Town Council upon request

Proposed Uses

The list of permitted uses within this Planned Development is shown below. The two uses that have been eliminated from the current Planned Development-31 are *Print/Copy/Private Post Office* and *Rehabilitation Care Center – day use by SUP*.

Uses followed by a **(C)** are permitted subject to conditional development standards.

Uses followed by an **(S)** require a Specific Use permit.

1. Administrative, Medical, or Professional Office
2. Alcoholic Beverage Establishment **(C)**
3. Antique Shop & Used Furniture
4. Bank, Savings & Loan, Credit Union
5. Beauty Salon / Barber Shop
6. Business Service
7. Catering
8. Child Care Center, Licensed **(S)**
9. College University Trade or Private School
10. Commercial Amusement, Indoor
11. Commercial Amusement, Outdoor **(S)**
12. Dry cleaning, Minor
13. Farmers Market
14. Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
15. Furniture Home Furnishings & Appliance Store
16. Governmental Office
17. Gymnastics / Dance Studio

18. Health / Fitness Center
19. Hotel, Full Service **(C)**
20. Insurance Office
21. Massage Therapy, Licensed
22. Museum / Art Gallery
23. Outdoor Merchandise Display, Incidental **(S)**
24. Outdoor Merchandise Display, Temporary **(C)**
25. Park or Playground
26. Private Recreation Center
27. Retail/Service Incidental Use
28. Retail Stores & Shops
29. Restaurant **(C)**
30. Restaurant with a Drive-Through (Limited to 1 for this overall development, and its location shall have frontage on Preston Road) **(S)**
31. Veterinary Clinic
32. Other uses that are determined to be compatible by the Director of Development Services.

Building Materials:

A dentist building was recently constructed on the subject property. The architecture of that building is representative of the architecture planned for the buildings in the development. There will be similar materials, colors and architectural features throughout the development and on all sides of the building.

- Building Materials:
Masonry materials shall constitute a minimum of 60% of the building materials. **(Staff recommends 80%.)**
 - Masonry Materials
 - Brick (including thin brick),
 - Stone: natural stone, cast stone, manufactured stone
 - Stucco (3-coat cement plaster system)
 - Rock
 - Marble
 - Granite
 - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
 - Non-masonry materials may be incorporated on up to 40% of a façade (excluding area occupied by windows and doors). **(Staff recommends 20%.)**
 - Pre-finished aluminum components and trim
 - Architectural steel elements
 - Architectural metal panels and composite metal panels and trim
 - Pre-finished aluminum louver systems
 - Simulated or real wood
 - High-density architectural quality fiber cement panels

Parking:

Parking will be provided per requirements of the Unified Development Code. Should the property be subdivided, parking standards must be met on a per lot basis.

Open Space and Amenities:

Open space shall be in accordance with the design shown on the Open Space Plan (Exhibit H). The Saddle Creek development includes several ponds along Preston Road and Prosper Trail. Three additional ponds will be added in close proximity to nine of the ten buildings. Building patios shall front on open spaces as reflected on the Conceptual Plan (Exhibit D) and the Open Space Plan (Exhibit H) unless otherwise approved by the Director of Development Services.

The areas adjacent to the ponds will include pedestrian amenities, such as:

- seating
- benches
- tables
- fountains
- gazebos
- pavilions
- patios
- fire pits
- lawn games
- other similar amenities

Screening:

Screening is required between the adjacent residential subdivision and the non-residential development. There is an existing masonry wall along the perimeter of the property. A minimum 15-foot landscape buffer will be provided along the property line. Rather than installing the required one three-inch shade tree every 30 feet, the development standards require planting a 5-inch caliper evergreen tree every 20 feet. Landscape buffers must be exclusive of easements and shall be increased to 30 feet where a single building is greater than 25,000 square feet.

Internal Pedestrian Connectivity:

Pedestrian connections are planned for throughout the development to connect all buildings and public right-of-way. There is a section of drive aisle and adjacent parking rows situated between a grouping of five buildings and pond that will be enhanced pavement (pavers).

Thoroughfare Plan:

This property has access to Prosper Trail and Preston Road.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Unified Development Code and state law. Staff has received 35 responses in opposition to the proposed zoning, and they are included in the attached documents.

Attached Documents:

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement
14. Approved Preliminary Site Plan (DEVAPP-25-0088)
15. Planned Development-31 Conceptual Plan
16. Citizen Responses

Town Staff Recommendation:

The rezoning request is compliant with the Future Land Use Plan. It provides for uses appropriate for this retail corner, enhanced screening adjacent to residential, enhanced pathways, and open space that utilizes ponds and pedestrian amenities. For these reasons, Town Staff recommend the Planning and Zoning Commission approve the request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail, subject to the following modifications to building materials:

1. Masonry materials shall constitute a minimum of 80% of the building materials.
2. Non-masonry materials may be incorporated on up to 20% of a façade (excluding area occupied by windows and doors).

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on September 8, 2026.