



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Harlan Jefferson, Town Manager
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

Re: Town Council Meeting – July 26, 2022

Agenda Item:

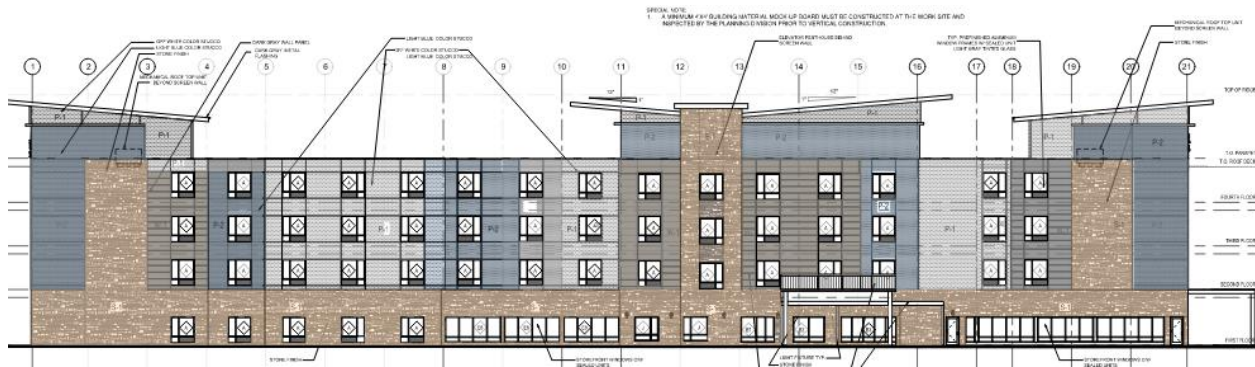
Conduct a public hearing and consider and act upon a request to rezone 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002)

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Office	Undeveloped	Highway 380 District
North	Office	Undeveloped	Highway 380 District
East	Planned Development-47	Undeveloped	Highway 380 District
South	Planned Development-101	Undeveloped	Highway 380 District
West	Planned Development-98	Undeveloped	Highway 380 District

Requested Zoning – The purpose of this request is to rezone 5.7± acres from Office to Planned Development-Office to allow for development of a limited-service hotel. As shown on Exhibit D, the hotel will be a four (4) story, 77,484 square foot building, containing 112 rooms.



The proposed landscaping complies with the landscaping requirements of the Zoning Ordinance.

Future Land Use Plan – The Future Land Use Plan recommends US 380 District. The proposed zoning request conforms to the Future Land Use Plan.

Highway 380 District

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.



Conformance to the Thoroughfare Plan – The property will have direct access to Mahard Parkway and Prairie Drive, both ultimate 90-foot, 4-lane divided thoroughfares.

Parks Master Plan– The Parks Master Plan does not indicate a park is needed on the subject property; however, a hike and bike trail will be needed at the time of development.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits

Planning & Zoning Commission Recommendation:

At their July 5, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-1.

Town Staff Recommendation:

Town staff recommends approval of the request to rezone 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel.

Proposed Motion:

I move to approve the request to rezone 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel.