



PLANNING

To: Planning and Zoning Commission **Item No. 4i**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for First Street Business Park, Block A, Lots 1-4
Meeting: March 25, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Office/Warehouse Buildings on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas Parkway. (DEVAPP-25-0101)

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-42 (Commercial).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-42.

Description of Agenda Item:

The Preliminary Site Plan consists of five office/warehouse buildings on four lots, Lots 1-4, totaling 711,000 square feet and associated parking.

- Lot 1: Office/Warehouse Building (126,000 SF)
- Lot 2: Office/Warehouse Building (117,000 SF)
- Lot 3: Office/Warehouse Building (144,000 SF)
- Lot 4: Office/Warehouse Buildings (324,000 SF)
 - Building 4 – 144,000 SF
 - Building 5 – 180,000 SF

Access:

Access is provided from Dallas Parkway and Business Park 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 on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.