



## PLANNING

**To: Mayor and Town Council**

**From: David Hoover, AICP, Director of Development Services**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: Dallas North Tollway District Development Standards**

**Town Council Meeting – February 24, 2026**

**Strategic Visioning Priority: 3. Commercial Corridors are ready for Development**

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**Agenda Item:**

Consider the adoption of the Dallas North Tollway District Development Standards, which cover Special Sub-Districts, Setbacks and Building Heights, Land Use Consideration, Business Establishments Pursuant to the Town's Vision, Site Design and Building Placement, Parking Design Standards, Adjacent Neighborhood Protection, Building Design, Landscaping Standards, Pedestrian Connectivity and Amenities, Parks and Open Spaces, Signage Requirements, Gateway Features, and Economic Development Incentives.

**Description of Agenda Item:**

The Town has hired a consultant, Paris Rutherford, to help develop a set of enforceable standards for development along the Dallas North Tollway. These standards are being presented for consideration and recommendation to the Town Council.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Dallas North Tollway District Development Standards

**Town Staff Recommendation:**

Town Staff recommends the adoption of the Dallas North Tollway District Development Standards.

**Planning & Zoning Recommendation:**

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 6-0 at their meeting on February 17, 2026.

**Proposed Motion:**

I move to adopt/not adopt the Dallas North Tollway District Development Standards.