



PLANNING

To: Planning and Zoning Commission **Item No. 4**

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Consideration of the Dallas North Tollway District Development Standards

Meeting: February 17, 2026

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.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the Dallas North Tollway District Development Standards.

Attachments:

The proposed Dallas North Tollway District Development Standards are attached.

Town Staff Recommendation:

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

Town Council Public Hearing:

This item is scheduled for the Town Council on February 24, 2026.