

**Prestonwood Place  
Planned Development  
Zoning Amendment  
(1844-Z)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that is part of a larger graphic element on the right side of the slide, which includes a white circle and a grey triangle.

# Case 1844-Z Prestonwood Place PD Amendment

ADDISON

## LOCATION:

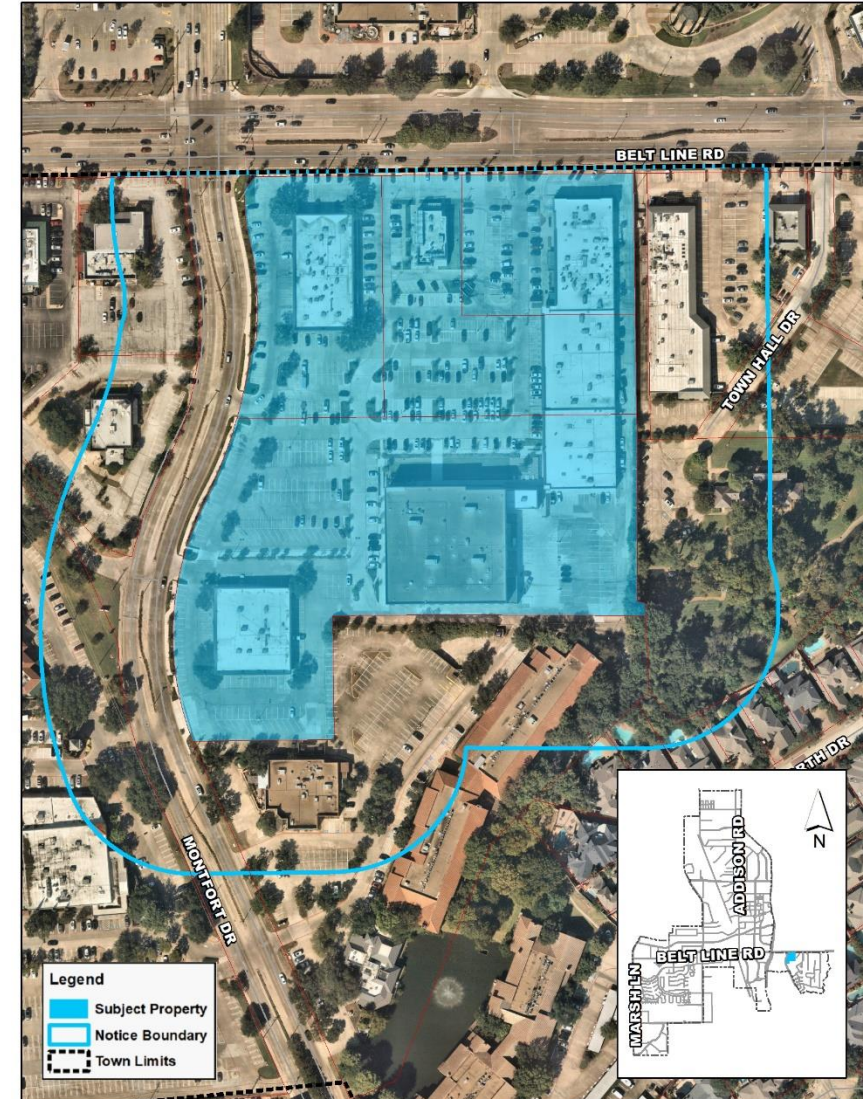
Southeast corner of Belt Line Road and Montfort Drive.

## REQUEST:

To amend Planned Development (PD) District Ordinance O19-22 to allow medical office as a permitted use.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD text amendment.



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Photos by: Northwood Retail

## PROJECT HISTORY:

Late 1970s/Early 1980s – Prestonwood Place shopping center constructed

2019 – Rezoned to PD, based on LR standards. Facilitated reinvestment in the property; renovation of building facades, pedestrian improvements and additional landscaping.

Present – One Medical, membership-based primary care practice, is considering occupying a suite.

## Prospective tenant - One Medical:

- Membership-based primary care practice
- Locate in vibrant retail and mixed-use areas of large metropolitan regions

## Zoning definition of medical office:

- An office for the examination and treatment of outpatients, including dental examinations and treatments



## **Current PD (Ordinance O19-22):**

- Based on Local Retail (LR) District regulations with modified development standards
  - Mixed-use parking ratio (1/200)

## **Proposed PD Amendment:**

- Allow medical office as a permitted use

## **Local Retail (LR) District:**

- Consists of local shopping facilities intended to provide a mix of services
- Uses allowed include:
  - Retail Sales
  - Art gallery
  - Office
  - Personal Service (barber/beauty shop)
  - Florist
  - Print shop
  - Health studio
  - Restaurant (with SUP)

## **Town's Comprehensive Plan:**

- Reinvestment focus on maintaining healthy inventory of compatible and viable uses

## **Unified Development Code (UDC) draft:**

- An on-going, active project to update the Town's zoning and development standards
- Medical clinic is permitted in most nonresidential zoning districts

## Benchmark Comparison:

Medical Office Use is permitted by right in comparable retail zoning districts in the following communities:

- Plano
- Frisco
- Coppell
- Carrollton
- Farmers Branch
- Southlake
- Prosper
- Celina
- Little Elm
- University Park
- Grapevine
- Colleyville
- Allen



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## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 18.

**FOR:** None.

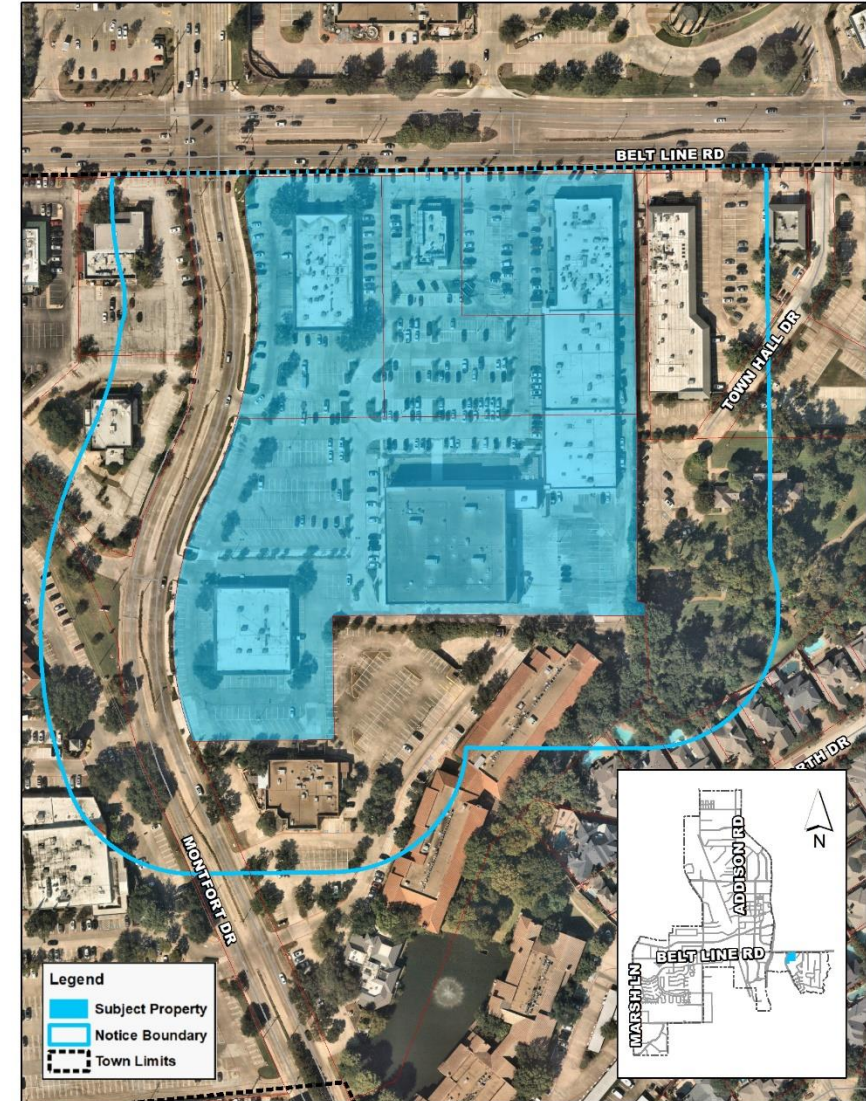
**AGAINST:** None.

**NEUTRAL:** None.

## PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- Limited to medical office uses providing non-emergency services
- Medical office uses to operate no more than 18 hours on any given day



## RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- Limited to medical office uses providing **non-emergency services**
- Medical office uses to **operate no more than 18 hours on any given day**