

April 23, 2024

**Open Space Plan &  
Preliminary Site Plan:  
Owner(s):**

Zarky 92 Acres, Block A, Lots 1-11  
(OS24-0028 & PSP24-0014)  
Zarky Development, LLC.

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**DESCRIPTION:**

Mixed-use development on 11 lots on 91.7± acres on the southwest corner of Dallas Parkway and Main Street. Zoned Planned Development-222-Mixed Use. Neighborhood #40. JH

**REMARKS:**

Open Space Plan

The applicant is exceeding the minimum 10% open space requirement and is providing 11.3% open space in accordance with Planned Development-222. The applicant is providing amenities in accordance with the Open Space Ordinance as Planned Development-222 is silent to amenities.

Preliminary Site Plan

**Access:** Access is provided from Main Street, Dallas Parkway, and Cotton Gin Road.

**Cross access:** Cross access is required and will be provided at the time development is shown adjacent the properties to the east and south.

**Parking:** Parking is adequate.

**Screening:** Screening is not required.

**Tree Preservation:** There are no protected trees on site.

**Landscape Plan:** Staff will review the landscape plan upon submission of a site plan.

**Façade Plan:** Staff will review the façade plan upon submission of a site plan.

**RECOMMENDATION:**

Recommended for approval subject to:

Open Space Plan

As submitted.

Preliminary Site Plan

As submitted.