

AGENDA ITEM REPORT

J.3



To: Town Council

Subject: Discuss, consider, and act upon the second reading of Ordinance 2025-06 approving a Concept Plan Amendment for a Master Planned Development (MPD) generally located at the southeast corner of S. Collins Road and US Highway 80, known as the Long Creek Crossing MPD (MPD-02) zoning district, to allow a restaurant with drive through on Lot 2R, Long Creek Crossing Addition. **Case 1841-Z Long Creek Crossing MPD (MPD-02) Concept Plan Amendment.**

Meeting: Town Council - June 9, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

The applicant, Dorothy Parks, Provident Realty, has applied for a concept plan amendment with regards to the Long Creek Crossing MPD (MPD-02) as required by the master planned development zoning ordinance (Ordinance No. 17-04). The subject property is located at the southeast corner of Collins Road (Hwy 352) and U.S. Hwy 80, comprising of six developed and one undeveloped lot.

Historically the 10-acre subject property was rezoned from General Business (GB) zoning district to a master planned development district known as Long Creek Crossing MPD-02 with an underlying base zoning of General Business (GB) in October of 2017. After several discussions and review with the Town Council, the rezoning was approved on October 23, 2017. The adopted ordinance allowed certain land uses by right while also requiring a concept plan amendment before making any changes to the location of approved uses.

Section IV.B Any proposed change to approved concept plan locations for uses shall require

an amended concept plan approval.

Uses permitted by right within the GB base zoning are allowed within the MPD, along with any other land use that requires approval of a CUP within GB zoning will require approval of a CUP within this MPD. Additionally, the following land uses were permitted by right as shown on the original concept plan (**Section IV.B**):

1. *Convenience store with or without gasoline sales/service station (limited to maximum two (2) pump islands – a maximum of two fuel dispensing units shall be allowed)*
2. *Restaurants, cafeterias, and cafes*
3. *Restaurants with a drive through facility*

Since adoption of the MPD zoning, several development projects have been approved on this property. Following is a chronological listing of all applications processed and approved within the Long Creek Crossing MPD:

1. Long Creek Crossing MPD zoning established – Case # 1505 – approved by Town Council on 10/23/2017.
2. Long Creek Crossing Preliminary Plat – Case # 1552 – approved by Town Council on 2/26/2018.
3. Long Creek Crossing Final Plat – Case # 1553 – approved by Town Council on 2/26/2018.
4. Chick-fil-A site plan – Case # 1567 – approved by Town Council on 6/11/2018.
5. Medical Office Building site plan – Case # 1580 – approved by Town Council on 8/13/2018.
6. Panda Express site plan – Case # 1606 – approved by Town Council on 3/11/2019.
7. Long Creek Crossing Replat – Case # 1651 – approved by Town Council on 5/11/2020.
8. Long Creek Crossing Replat – Case # 1677 – approved by Town Council on 11/19/2020.
9. Starbucks site plan – Case # 1684 – approved by Town Council on 2/8/2021.
10. Burger King site plan – Case # 1687 – approved by Town Council on 3/22/2021.
11. Dental Office Building site plan – Case # 1697 – approved by Town Council on 6/14/2021.

As outlined through the list of projects above, all but one of the total seven lots is currently vacant between the Chick-fil-A and the Starbucks property. The applicant has submitted a site plan application, a companion item on this agenda, for a proposed drive-through restaurant, Freddy's Hamburgers, on this remainder lot.

Reviewing past Town Council meeting minutes and discussion from 2017 when the Long

Creek Crossing MPD and concept plan was approved; it is apparent that the intent of the MPD concept plan was to not have more than two drive-through restaurants. The intent at the time of the MPD zoning adoption, as expressed through the original concept plan, was to have more sit-down restaurants within this development.

The original concept plan indicated a gas station/retail development on this lot where the Freddy's Hamburgers (a restaurant with drive through) is being proposed; therefore, a concept plan amendment is required for the site plan for Freddy's Hamburgers to be compliant with MPD-02. Staff have worked closely with the developer on the site plan to ensure that this last remaining lot within MPD-02 meets all development requirements and is developed in a manner as close to the intent of the original concept plan as possible. The developer, while meeting the demands of the current market, is attempting to provide a sit-down restaurant (Freddy's Hamburgers) that has an integrated drive-through component.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission at their regular meeting on April 16, 2025, considered this request and recommended approval with a 5-2 vote.

Town Council Action

The Town Council at their May 12, 2025, regular meeting considered this request and approved first reading of the the Ordinance 2025-06.

PUBLIC NOTICE:

A total of 31 letters of notification were mailed to neighboring property owners within 200 feet of the subject property. Two signs have been posted on the subject property. Additionally, legal notice for the Town Council Public Hearing has been published in the Dallas Morning News (DMN) legal notice section. As of the writing of this report, the Town has not received any response with regards to the concept plan amendment request.

ATTACHMENTS:

[Map](#)

[Ordinance No. 2025-06 - Amending Long Creek Crossing MPD-02 Concept Plan](#)
[Amending Concept Plan](#)

[Original Concept Plan](#)

[Long Creek Crossing - MPD - 02 Ordinance](#)