



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Preliminary Site Plan for Victory at Frontier, Block A, Lots 1 & 3-9
Meeting: November 4, 2025

Agenda Item:

Consider and act upon a request for a Revised Preliminary Site Plan for a Health Studio, Open Space, Parking, and Restaurant/Retail Buildings on Victory at Frontier, Block A, Lots 1, 3, 4, 5, 6, 7, 8, and 9, on 25.6± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (DEVAPP-25-0014)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Revised Preliminary Site Plan conforms to the development standards of Planned Development-10.

Description of Agenda Item:

A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning & Zoning Commission on June 17, 2025. This plan shows the creation of four new lots with two of the lots, Lots 3 and 9, not having frontage onto public right-of-way. In instances where lots do not have frontage onto public right-of-way, a waiver must be approved by Town Council permitting the occurrence. Town Council approved a waiver for these two lots on June 24, 2025.

The Revised Preliminary Site Plan (DEVAPP-25-0014) includes Lot 6, which was not included on the plan that was approved earlier this year. It came to Staff's attention that the improvements being made to the existing entry drive from Frontier Parkway, between Lots 6 and 8, will eliminate

angled parking that serves Lot 6. This parking is required for Lot 6; however, it is proposed to be relocated to Lot 3. This lot has been added to the Revised Preliminary Site Plan, and the owners of Lot 3 and Lot 6 have entered into a shared parking agreement that has been reviewed and approved by the Town.

The lot information for the new lots is as follows:

- Lot 3: Health Studio (105,800 SF)
- Lot 5: Parking (7-Eleven)
- Lot 8: Restaurant/Retail Buildings (33,365 SF)
- Lot 9: Open Space (Floodplain)

The Revised Preliminary Site Plan also includes the following lots because they are being altered in the following ways by the new development:

- Lot 1: Access is being connected from this lot into Lot 3 for a secondary point of access.
- Lot 4: Access is being connected from this lot into Lot 3 for a secondary point of access.
- Lot 5: The original boundary of this lot is being adjusted.
- Lot 6: Improvements shown eliminate angled parking that will be relocated to Lot 3.

Access:

Access is provided from Frontier Parkway and Preston Road.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As companion items, the Site Plan (DEVAPP-25-0080) and Final Plat (DEVAPP-25-0079) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Revised Preliminary Site Plan
3. Open Space Plan
4. Previously Approved Preliminary Site Plan (DEVAPP-25-0014)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Preliminary Site Plan.