



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat / Replat of Victory at Frontier, Block A, Lots 1R, 3, 4R, & 9
Meeting: November 4, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lots 3 and 9, and a Replat of Victory at Frontier, Block A, Lots 1R and 4R, on 18.8± acres, located on the west side of Preston Road and 295± feet south of Frontier Parkway. (DEVAPP-25-0079)

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 Final Plat / Replat conforms to the development standards of Planned Development-10.

Description of Agenda Item:

The purpose of this Final Plat / Replat is to dedicate easements necessary for the development of Lot 3, dedicate easements for Lot 9, and alter existing easements on Lots 1 and 4 to allow for access to Lot 3.

A Revised Conveyance Plat (DEVAPP-25-0015) was approved by the Planning & Zoning Commission on June 17, 2025. The plat created Lots 3, 5, 8, and 9. The Final Plat / Replat conforms with the approved Revised Conveyance Plat.

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 Lots 3 and 9 on June 24, 2025.

Companion Item:

As companion items, the Revised Preliminary Site Plan (DEVAPP-25-0014) and Site Plan (DEVAPP-25-0080) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat / Replat
3. Approved Revised Conveyance Plat (DEVAPP-25-0015)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat / Replat.