



## PLANNING

**To:** Planning and Zoning Commission **Item No. 4**

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-11

**Meeting:** January 20, 2026

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**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

**Background:**

On December 16, 2025, the Planning and Zoning Commission tabled this item 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

Following the meeting, Staff met with the applicant to discuss ways in which the development plan could be altered to address the Commission's feedback. The applicant chose to make no changes and only provided a market analysis (see attachments).

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Dallas North Tollway District.

**Zoning:**

The property is zoned Commercial.

**Conformance:**

The Preliminary Site Plan conforms to the development standards of the Commercial District.

**Description of Agenda Item:**

The Preliminary Site Plan consists of three Restaurant/Retail buildings, two Restaurants, and six Retail buildings.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800)
- Lot 5: Retail (14,846) – the retail use is for a pharmacy with a drive-through on the west side of the building.
- Lot 6: Retail/Restaurant (15,410)
- Lot 7: Retail (35,724)
- Lot 8: Retail (16,772)
- Lot 9: Retail/Restaurant (13,585)
- Lot 10: Retail/Restaurant (12,817)
- Lot 11: Retail (109,091)

In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases. The east-west drive aisle through the center of the site would divide the phases, and the northern section would be the first phase. The second phase would consist of Lots 9,10, and 11.

**Access:**

Access is provided from Frontier Parkway and North Dallas Parkway.

**Landscaping, Open Space, and Screening:**

The proposed development complies with all landscaping, open space, and screening requirements. The retention pond for the development is centrally located within the development and incorporates pathways that connect to the surrounding lots.

**Companion Item:**

There are no companion items.

**Attachments:**

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Conceptual Landscape Plan
5. Market Analysis

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Site Plan.