



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – April 2, 2024

Item No. 3d

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant with a Drive-through on Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located on the south side of Frontier Parkway and 600± feet east of Dallas Parkway. (DEVAPP-23-0202)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-69 (Retail) and Specific Use Permit-48 for a Restaurant with a Drive-through.

Conformance:

The Site Plan conforms to the development standards of Specific Use Permit-48.

Description of Agenda Item:

The Site Plan consists of a 4,445 square foot drive-through restaurant and all associated infrastructure.

Access:

Access is provided from a collector street to the east and cross access with another development to the south.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements as specified in the Specific Use Permit.

Companion Item:

As a companion item, a Final Plat (DEVAPP-24-0001) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.