



## PLANNING

**To:** Planning & Zoning Commission  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Planning & Zoning Commission Meeting – April 23, 2024

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**Item No. 3g**

**Agenda Item:**

Consider and act upon a request for a Façade Plan for a Big Box, Gas Pumps with Kiosk, and a Car Wash, on Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0180)

**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).

**Conformance:**

The Façade Plan conforms to the development standards of Planned Development-69 and the Development Agreement approved on May 27, 2021. Per Planned Development-69, the Façade Plan must be approved by Town Council.

**Description of Agenda Item:**

The Façade Plan is for a big box, gas pumps, kiosk, and a car wash.

**Companion Item:**

As companion items, the Site Plan (DEVAPP-23-0182) and the Final Plat (DEVAPP-23-0179) are on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Façade Plan
3. Development Agreement

**Town Staff Recommendation:**

Town Staff recommends approval of the Façade Plan.