



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

Item No. 3e

Agenda Item:

Consider and act upon a request for a Site 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-23-0182)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-69 (Retail).

Conformance:

The Site Plan conforms to the development standards of Planned Development-69. Per Planned Development-69, the Site Plan must be approved by Town Council.

Description of Agenda Item:

The Site Plan consists of a 133,373 square foot Big Box. Along Frontier Parkway, there will be gas pumps with an associated kiosk and a car wash totaling 1,139 square feet. This Site Plan is in conformance with the Preliminary Site Plan (D22-0098), which was approved at the Planning & Zoning Commission meeting on June 6, 2023.

Access:

Access is provided from Frontier Parkway and Dallas Parkway. Connectivity will be provided to a future collector street being constructed along the east side of the property. Cross access is provided throughout the overall commercial development.

Landscaping, Open Space, and Screening:

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

Companion Item:

As companion items, the Final Plat (DEVAPP-23-0179) and the Façade Plan (DEVAPP-23-0180) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (D22-0098)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.