



PLANNING

To: Planning and Zoning Commission **Item No. 3g**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Victory at Frontier, Block A, Lot 5 and Replat of Victory at Frontier, Block A, Lot 7R
Meeting: December 16, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 5 and a Replat of Victory at Frontier, Block A, Lot 7R, on 2.9± acres, located on the east side of Preston Road and the south side of Frontier Parkway. (DEVAPP-25-0091)

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 revise the boundary lines of both Lots 5 and 7R and dedicate easements necessary for the development of Lot 5. There is an existing multi-tenant structure on Lot 7R, and Lot 5 is being developed to expand the 7-Eleven parking to accommodate trucks and trailers, as well as EV charging stations. The revision to the boundary line adjusts the allocation of parking spaces between the two lots.

Lot 5:

A Revised Conveyance Plat (DEVAPP-25-0015), that created Lot 5, was approved by the Planning and Zoning Commission on June 17, 2024.

Lot 7R:

A Final Plat of Lot 7 (D22-0094) was approved by the Planning and Zoning Commission on December 6, 2022.

Companion Item:

There is no companion item on this agenda.

Attached Documents:

1. Location Map
2. Final Plat/Replat
3. Approved Revised Conveyance Plat including Lot 5 (DEVAPP-25-0015)
4. Approved Final Plat of Lot 7 (D22-0094)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat/Replat, subject to Town Staff approval of the Revised Site Plan for Lots 5 and 7R that reflects the updated boundary.