



## PLANNING

**To:** Mayor and Town Council  
**From:** David Hoover, AICP, Director of Development Services  
**Through:** Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager  
**Re:** Site Plan for HEB

**Town Council Meeting – April 30, 2024**

**Strategic Visioning Priority: 3. Commercial Corridors are ready for Development**

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**Agenda Item:**

Consider and act upon a request for a Site Plan a Big Box, Gas Pumps, 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 the 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 and must be approved by the Town Council under the conditions of the planned development.

**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 Dallas Parkway and Frontier 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 a companion item, the Facade Plan (DEVAPP-23-0180) is on this Town Council agenda.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**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.

**Planning & Zoning Recommendation:**

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 7-0 at their meeting on April 23, 2024.

**Proposed Motion:**

I move to approve/deny a request for a Site Plan a Big Box, Gas Pumps, 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.