



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: Façade Plan for HEB

Town Council Meeting – April 30, 2024

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

Agenda Item:

Consider and act upon a request for a Façade Plan for 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-23-0180)

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.

Description of Agenda Item:

The Façade Plan represents a big box, gas pumps with an associated kiosk, and a car wash.

Companion Item:

As a companion item, the Site Plan (DEVAPP-23-0182) is on this Town Council agenda.

Budget Impact:

There is no budgetary impact affiliated with this item.

Attachments:

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

Town Staff Recommendation:

Town Staff recommends approval of the Façade 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 Façade Plan for 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.