



PLANNING

To: Planning and Zoning Commission **Item No. 4**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12

Meeting: August 18, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

Background:

On December 16, 2025, the Planning and Zoning Commission tabled this item by a vote of 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

On January 20, 2026, the item was tabled again as only a market analysis was provided and no changes were made to the original proposal.

On March 25, 2026, the applicant presented an updated plan to the Planning and Zoning Commission that eliminated the big box in the southwest corner of the site and showed two-story office/retail buildings with an increased open space area in its place. However, the item was tabled unanimously to provide the applicant with additional time to address concerns regarding the lack of usability of the centralized open space area.

On April 14, 2026, a work session was held for the applicant and the Planning and Zoning Commission to further discuss the layout of the project. Following the work session, the item was tabled unanimously to the Planning and Zoning Commission meeting on May 5, 2026.

On May 25, 2026, the item was again tabled unanimously by the Planning and Zoning Commission to allow the applicant additional time to make recommended changes to the proposal. Following this meeting, the item has been tabled at all the subsequent Planning and Zoning Commission meetings.

The applicant has revised the plan by modifying Lot 5 from a pharmacy to a restaurant/retail building and providing additional landscaping along Dallas Parkway and Frontier Parkway. In addition to the revisions, the applicant has also worked with Town Staff to draft a development agreement for the property that will be a condition of approval for the proposal.

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

The Preliminary Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Preliminary Site Plan consists of 12 office, retail, and restaurant buildings totaling 214,822 square feet and associated parking.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850 SF)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800 SF)
- Lot 5: Restaurant/Retail (14,972 SF)
- Lot 6: Restaurant/Retail (15,655 SF)
- Lot 7: Retail (35,724 SF)
- Lot 8: Retail (16,773 SF)
- Lot 9: Restaurant/Retail (13,650 SF)
- Lot 10: Restaurant/Retail (13,650 SF)
- Lot 11: Office/Retail (40,118 SF)
- Lot 12: Office/Retail (40,830 SF)

Phasing:

In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases with the east-west drive aisle that runs through the center of the site being the dividing line between the phases. The northern section (Lots 1-8) will be the first phase, and the southern section (Lots 9-12) will be the second phase.

Access:

Access is provided from Dallas Parkway and Frontier Parkway.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. Increased landscaping has been provided along Dallas Parkway and Frontier Parkway. Additionally, the retention pond for the development is centrally located and incorporates pathways that connect to the surrounding lots.

Companion Item:

There are no companion items on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Draft Development Agreement

Town Staff Recommendation:

Town Staff recommend approval of the Preliminary Site Plan subject to Town Council approval to execute the proposed Development Agreement.