



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Frontier Retail Center Revised, Block A, Lot 1

Meeting: September 2, 2025

Item No. 3g

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant with a Drive-Through on Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0051)

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) with a Specific Use Permit (S-51) for a Restaurant with a Drive-Through.

Conformance:

The Site Plan conforms to the development standards of Planned Development-69 and conditions set forth in the Specific Use Permit.

Description of Agenda Item:

The Site Plan consists of a 5,385 square foot drive-through restaurant with a 459 square foot patio and associated parking.

Access:

Access is provided from Dallas Parkway and internal cross access.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. When the Specific Use Permit was requested, a landscape plan was proposed

with enhanced landscaping on the western property line adjacent to Dallas Parkway to screen the drive-through lanes. The proposed landscape plan complies with both the Town standards and the enhanced screening that was represented in the applicant's presentation to the Commission and Council for the Specific Use Permit.

Companion Item:

As companion items, the Revised Conveyance Plat (DEVAPP-25-0073) and Final Plat (DEVAPP-25-0052) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.