



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3f**  
**From:** Dakari Hill, Senior Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Revised Conveyance Plat of Frontier Retail Center Revised, Block A, Lot 1  
**Meeting:** September 2, 2025

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**Agenda Item:**

Consider and act upon a request for a Revised Conveyance Plat of 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-25-0073)

**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 Revised Conveyance Plat conforms to the development standards of Planned Development-69.

**Description of Agenda Item:**

The purpose of this Revised Conveyance Plat is to combine two lots (Lots 1 and 2) into one lot for the development of a restaurant with a drive-through.

A Conveyance Plat (DEVAPP-23-0172) was approved by the Planning & Zoning Commission on November 7, 2023. This plat created seven lots including Lots 1 and 2.

**Companion Item:**

As companion items, the Site Plan (DEVAPP-25-0051) and Final Plat (DEVAPP-25-0052) are on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Revised Conveyance Plat
3. Previously Approved Conveyance Plat (DEVAPP-23-0172)

**Town Staff Recommendation:**

Town Staff recommends approval of the Revised Conveyance Plat.