



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3f**

**From:** Jerron Hicks, 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 3

**Meeting:** December 3, 2024

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**Agenda Item:**

Consider and act upon a request for a Site Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0123)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as 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.

**Description of Agenda Item:**

The Site Plan consists of a 3,432 square foot bank with an ATM drive-through and associated parking.

**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.

**Companion Item:**

As a companion item, the Final Plat (DEVAPP-24-0113) is on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.