



PLANNING

To: Planning & Zoning Commission

Item No. 3g

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – June 06, 2023

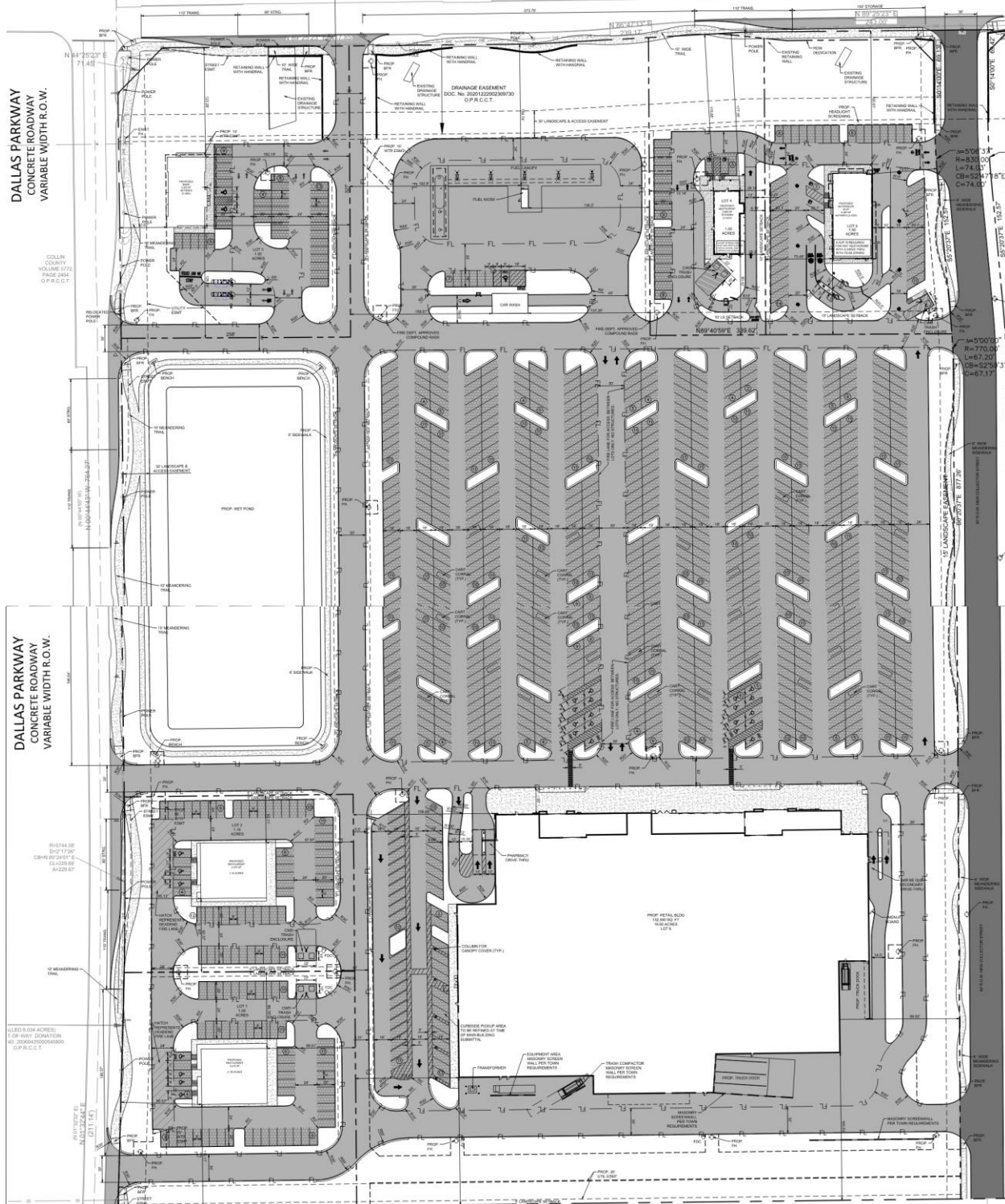
Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Mixed-Use Commercial Development, on 70.9± acres, located on the southeast corner of West Frontier Parkway and North Dallas Parkway. The property is zoned Planned Development-69 (PD-69) Metten Tract. (D22-0098)

Description of Agenda Item:

The Preliminary Site Plan shows a 132,000 square foot big box retail building with 2,000 - 4,575 square foot restaurant and bank buildings as shown below:

FRONTIER PARKWAY/CR. 5
VARIABLE WIDTH R.O.W.



Access will be provided from West Frontier Parkway and North Dallas Parkway. The Preliminary Site Plan (D22-0098) conforms to the Planned Development-69 (PD-69) development standards.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Preliminary Site Plan, subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.
3. Approval of the Restaurant with drive-throughs by Town Council on Lots 4 & 5.