



## PLANNING

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

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Final Plat of Frontier Retail Center Revised, Block A, Lots 6 & 7

**Meeting:** March 18, 2025

---

**Agenda Item:**

Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 6 & 7, on 19.6± acres, located on the south side of Frontier Parkway and 260± feet east of Dallas Parkway. (DEVAPP-23-0179)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-69 (Retail).

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-69.

**Description of Agenda Item:**

On April 23, 2024, the Planning & Zoning Commission approved a Final Plat of Lot 6 for the development of HEB. An ornamental feature will be constructed in association with the building along Dallas Parkway. The final plat is being updated to incorporate the area for the ornamental feature from Lot 7 into Lot 6. Both properties are under common ownership. There are no development plans for Lot 7.

**Attached Documents:**

1. Location Map
2. Final Plat

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.