



PLANNING

To: Planning and Zoning Commission **Item No. 5**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12

Meeting: March 25, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

Background:

On December 16, 2025, the Planning and Zoning Commission tabled this item 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

Following the meeting, Town Staff met with the applicant to discuss ways in which the development plan could be altered to address the Commission's feedback. The applicant chose to make no changes and only provided a market analysis. The item was placed on the January 20th meeting, only to be tabled for a later date to try and reach the recommendations of the Commission.

The applicant has revised the plan by eliminating the big box in the southwest corner and replacing it with two-story office/retail buildings and additional open space. Additionally, Lot 11, where the big box was originally located, has been divided into Lots 11 and 12 for the two office/retail buildings.

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

The Preliminary Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Preliminary Site Plan consists of 12 office, retail, and restaurant buildings totaling 251,125 square feet and associated parking.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850 SF)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800 SF)
- Lot 5: Retail (14,846 SF) – Pharmacy with a drive-through on the west side of the building.
- Lot 6: Restaurant/Retail (15,410 SF)
- Lot 7: Retail (35,724 SF)
- Lot 8: Retail (16,773 SF)
- Lot 9: Restaurant/Retail (13,585 SF)
- Lot 10: Restaurant/Retail (12,817 SF)
- Lot 11: Office/Retail (59,260 SF)
- Lot 12: Office/Retail (59,260 SF)

Phasing:

In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases. The east-west drive aisle through the center of the site would divide the phases, and the northern section would be the first phase. The second phase would consist of Lots 9,10, 11, and 12.

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. The retention pond for the development is centrally located within the development and incorporates pathways that connect to the surrounding lots.

Companion Item:

There are no companion items on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Conceptual Landscape Plan
5. Architectural Renderings

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.