



PLANNING

To: Planning and Zoning Commission **Item No. 4I**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Victory at Frontier, Block A, Lot 8
Meeting: March 25, 2026

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0110)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Site Plan conforms to the development standards of Planned Development-10.

Description of Agenda Item:

The Site Plan consists of two restaurant/retail buildings totaling 32,783 square feet and associated parking.

- Restaurant/Retail Building (15,258 SF)
- Restaurant/Retail Building (17,525 SF)

A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning and Zoning Commission on November 4, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

Access:

Access is provided from Frontier Parkway and cross access with adjacent commercial development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, a Final Plat (DEVAPP-25-0108) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-25-0014)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.