



PLANNING

To: Planning and Zoning Commission
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 South, Block A, Lots 1-2
Meeting: March 25, 2026

Item No. 4j

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on 6.0± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0107)

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 41,280 square feet and associated parking.

- Lot 1: Restaurant/Retail Building (13,000 SF)
- Lot 2: Restaurant/Retail Building (28,280 SF)

A Preliminary Site Plan (DEVAPP-24-0128) was approved by the Planning and Zoning Commission on June 17, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

Access:

Access is provided from Preston Road and cross access with adjacent commercial development.

Landscaping, Open Space, and Screening:

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

A living screen is being proposed on the southern boundary of Lot 2 in lieu of a six-foot masonry wall adjacent to residential zoning. Per the Town's Zoning Ordinance, the Planning and Zoning Commission may approve a living screen in lieu of a screening wall when deemed appropriate.

Companion Item:

As a companion item, a Final Plat (DEVAPP-25-0105) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Open Space Plan
5. Approved Preliminary Site Plan (DEVAPP-24-0128)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.