

January 28, 2025

Site Plan: Firefly Park, Block B, Lots 1 & 4 (SP24-0141)
Owner(s): Frisco North Development, LLC.

DESCRIPTION:

One hotel/office building and one plaza on two lots on 3.8± acres on the southeast corner of Brixley Boulevard and Breezeway Boulevard. Zoned Planned Development-272-Office-2/Retail/Residential. Neighborhood #53. DP

REMARKS:

This project was submitted on December 16, 2024. The Planning & Zoning Commission approved a 30-Day extension on January 14, 2025.

Staff has reviewed the project and found that it fails to comply with the City's Zoning Ordinance, Engineering Standards, and/or other applicable City codes, ordinances, regulations, rules, policies, or standards, as noted next to each reason for disapproval below.

- Planning/Landscape
 1. **Planned Development-272:** Parking must meet the minimum requirements, or a shared parking agreement may be considered per Zoning Ordinance Section 4.04.06.
 2. **Zoning Ordinance 6.05.08:** Remove signage from plan sets.
 3. **Planned Development-272:** Minimum requirements of the planned development must be met.
 4. **Zoning Ordinance 6.05.08:** Site plans and landscape plans must show all utilities and easements with dimensions.
 5. **Zoning Ordinance 6.05.08:** Existing topography at 2-foot contours or less has not been added. Landscape buffers and building setbacks need to be added to the plans with dimensions. Make sure all utilities are labeled.
 6. **Zoning Ordinance 6.05.08:** All the hardscape sheets plans have been repeated within the set. Look at the set and correct the submission.

PLEASE NOTE:

- The City reserves the right to add new conditions for approval or reasons for disapproval and to amend or modify existing conditions for approval or reasons for disapproval resulting from changes made to the submitted plan or plat after this communication is provided. Nothing in this communication is intended to be, or shall be deemed to be, a waiver of any noncompliance with or violation of any law,

ordinance, regulation, rule, policy or standard, or a waiver of any rights or remedies available to the City with respect to the same.

- If the applicant desires to submit a written response pursuant to Section 212.0093 of the Texas Local Government Code following the conditional approval or disapproval of the applicant's proposed plan or plat, the applicant shall submit an updated plan or plat identifying how each condition for the conditional approval has been satisfied or how each reason for the disapproval has been remedied in the updated plan or plat along with the applicant's written response in accordance with the Development Application Handbook.

RECOMMENDATION:

Recommended for disapproval for the reasons stated in the Staff report.