

February 11, 2025

**Open Space Plan & Preliminary Site Plan:** Frisco Multi-Event Center Addition, Block A, Lots 2, 4-5 & 9-12 (OS24-0084 & PSP24-0044)  
**Owner(s):** Blue Star Land, L.P. & Twelve Cowboys Way, L.P.

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**DESCRIPTION:**

158 urban living units, one hotel, one marquee sign, two parking garages, and two office buildings on seven lots on 11.9± acres on the northwest corner of Dallas Parkway and Warren Parkway. Zoned Planned Development-29-Retail/Office-2/Residential with a Specific Use Permit (S-269) for a residential highrise. Neighborhood #31. LP

**REMARKS:**

These projects were submitted on December 16, 2024. The Planning & Zoning Commission approved a 30-Day extension on January 14, 2025, and disapproved the item on January 28, 2025.

Open Space Plan

Planned Development-29 requires 10% of open space be provided to serve the overall development. The applicant is providing 14.0% of open space across the lots included within the boundaries of this preliminary site plan. The applicant is proposing interactive elements and amenities, including but not limited to, pedestrian monuments, raised planters, and shade structures in accordance with the Zoning Ordinance.

Preliminary Site Plan

**Access:** Access is provided from Dallas Parkway, Warren Parkway, Cowboys Way, and Gaylord Parkway.  
**Cross access:** Cross access is provided.  
**Parking:** Parking is adequate.  
**Screening:** Screening is not required.  
**Tree Preservation:** A total of 306.0 caliper inches are required to be mitigated. Tree mitigation will be achieved through planting new trees on site and increasing the caliper inches of required trees.  
**Landscape Plan:** Staff will review the landscape plan upon submission of a site plan.  
**Façade Plan:** Staff will review the façade plan upon submission of a site plan.

**RECOMMENDATION:**

Recommended for approval subject to:

Open Space Plan

As submitted.

Preliminary Site Plan

As submitted.