



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		April 25, 2011		
Department:		Planning		
Department Head		Phyllis M. Jarrell		
Agenda Coordinator (include phone #): T. Stuckey, ext. 7156				
CAPTION				
Consideration of an Appeal of the Planning & Zoning Commission's Denial of the Concept Plan for Parkwood Village, Block A, Lots 1 & 2 - Retail, restaurants and 400 multifamily units on two lots on 20.3± acres located at the southwest corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Applicant: USL Frisco II, LLC				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S):				
COMMENTS:				
SUMMARY OF ITEM				
At its April 4, 2011 meeting, the Planning & Zoning Commission denied the concept plan, by a vote of 5-3, due to their denial recommendation for the companion Zoning Case 2011-04. The applicant has appealed the Commission's denial. A simple majority vote, or 5 of the 8 City Council members, is required for approval of the request.				
List of Supporting Documents: Letter of Appeal from Applicant P&Z Follow-up Memo Staff Report Locator Map Concept Plan			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	

Baldwin
Associates

April 5, 2011

Ms. Bester Munyaradzi
Senior Planner
City of Plano
1520 Avenue K
Plano, Texas 75074

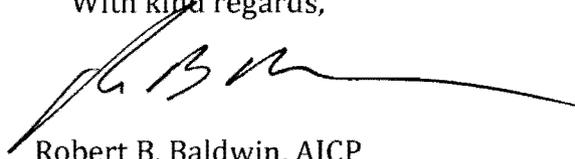
Re: Appeal of the Planning and Zoning Commission Decision on Case 2011-04

Dear Bester,

Please accept this letter as my official request to appeal the decision the Planning and Zoning Commission made on Case 2011-04 and the companion Concept Plan to the City Council. These requests were agenda items 6A and 6B on the Plano Planning and Zoning Commission's April 4, 2011 agenda. Please process this request at your earliest convenience and let me know when this case will be scheduled for a City Council hearing.

Thank you very much for your assistance with this matter. If I can be of any assistance, please do not hesitate to contact me.

With kind regards,



Robert B. Baldwin, AICP

RECEIVED
APR 05 2011
PLANNING DEPT.

DATE: April 5, 2011
TO: Applicants with Items before the Planning & Zoning Commission
FROM: Chris Caso, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of April 4, 2011

**AGENDA ITEM NO. 6B - CONCEPT PLAN
8/PARKWOOD VILLAGES, BLOCK A, LOTS 1 & 2
APPLICANTS: USL FRISCO II, LLC**

Retail, restaurants and 400 multifamily units on two lots on 20.3± acres located at the southwest corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District.

APPROVED: _____ **DENIED:** 5-3 **TABLED:** _____

STIPULATIONS:

Denied. The Commission voted denial of the concept plan due to their denial recommendation for the companion Zoning Case 2011-04.

xc: Wayne Malecha, USL Frisco II, LLC
Robert Baldwin, Baldwin Associates

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 4, 2011

Agenda Item No. 6B

Concept Plan: Parkwood Villages, Block A, Lots 1 & 2

Applicant: USL Frisco II, LLC

DESCRIPTION:

Retail, restaurants and 400 multifamily units on two lots on 20.3± acres located at the southwest corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District.

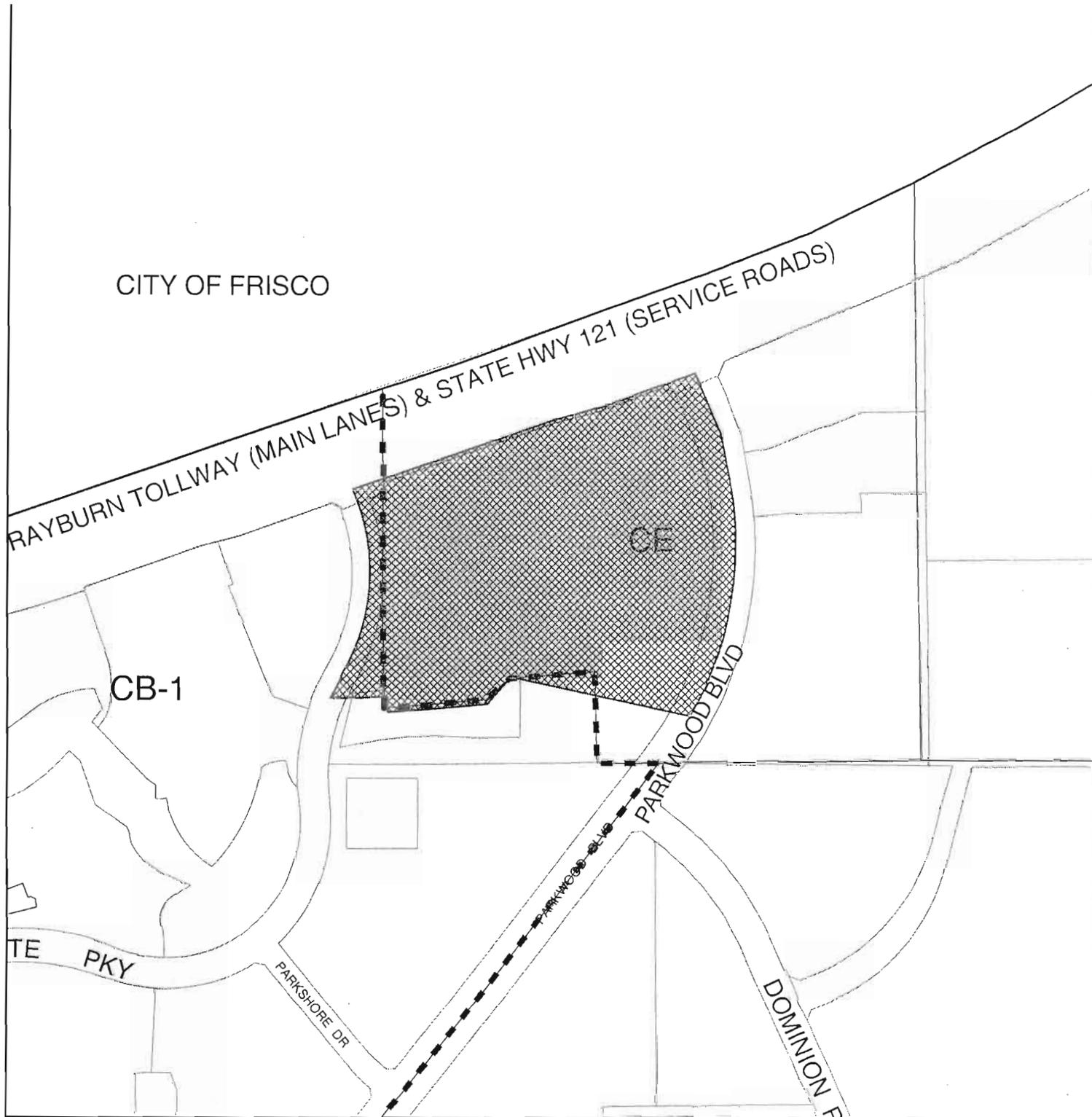
REMARKS:

This concept plan is associated with Zoning Case 2011-04. The purpose for this concept plan is to show the proposed mix of retail, restaurants, and multifamily residential development. The multifamily development is a maximum four stories and at a density of 30 dwelling units per acre. The site has access from State Highway 121, Parkwood Boulevard, and Granite Parkway.

Due to staff's recommendation for denial of the companion case, Zoning Case 2011-04, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

Recommended for denial.



Item Submitted: CONCEPT PLAN

Title: PARKWOOD VILLAGES
BLOCK A, LOTS 1 & 2

Zoning: COMMERCIAL EMPLOYMENT & CENTRAL BUSINESS-1/
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer

