



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 27, 2015		
Department:	Planning			
Department Head	Christina Day			
Agenda Coordinator (include phone #): Tammy Stuckey, ext 7156				
CAPTION				
Consideration of an appeal of the Planning & Zoning Commission's denial of the Concept Plan for Villages of Prairie Commons East – 154 Single-Family Residence Attached lots, 112 Patio Home lots, and 14 common area lots on 43.1± acres located at the southeast corner of State Highway 121 and future Ridgeview Drive. Zoned Regional Employment/State Highway 121 Overlay District. Applicant: Ronald McCutchin Family Partnership, LTD.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	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): N/A				
COMMENTS: This item has no financial impact. STRATEGIC PLAN GOAL: Consideration of a request to rezone relates to the Council's goal of Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
At its March 16, 2015 meeting, the Planning & Zoning Commission denied this request by a vote of 6-1. The applicant has appealed the Commission's denial. A 3/4 vote, or 6 of the 8 City Council members, is required for approval of the request. The associated zoning case, 2014-34, has also been appealed and is included as a separate agenda item.				
List of Supporting Documents: Letter of Appeal from Applicant Second Vice Chair Report P&Z Follow-up Memo Staff Report Locator Map Aerial Map Concept Plan			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	



**Ion
Design
Group**

Note:

To: Ross Altabelli, City of Plano
From: Bryan Klein, Managing Director
Date: March 25, 2015
Re: Zoning case for Prairie Commons (SH 121 at Ridge View Road – extended)
Case Number 2014-34 and accompanying Concept Plan

I am writing on behalf of the zoning applicant to request an appeal of the zoning recommendation for denial and concept plan denial by the Plano Planning & Zoning Commission. Please advise what else we may need to do – and confirm the date these actions would be heard by the City Council. I believe they would be scheduled to be heard on April 27th, but want to receive confirmation.

Thank you for your consideration.

Recommendation of the Planning & Zoning Commission

Zoning Case 2014-34

March 16, 2015

Second Vice Chairman's Report

Zoning Case 2014-34, Agenda Items Nos. 7A, and 7B – Public Hearing. Items heard together, but voted separately. Seven Commissioners were present, with Commissioner Pittman absent.

Applicant: Ronald McCutchen Family Partnership, LTD.

Zoning Case 2014-34 Agenda Item Nos. 7A, and 7B– Request to rezone 54.3 acres located at the southeast corner of State Highway 121 and future Ridgeview Drive from Regional Employment (RE) to Planned Development-Single-Family Residence Attached (PD-SF-A) with modified development standards. Zoned Regional Employment/State Highway 121 Overlay District. Tabled from March 2, 2015.

Staff Recommendation: The Staff recommended for Denial of the zoning change for the following reasons:

1. The request is not in conformance with the Future Land Use Plan and violates the adopted interim amendments to the Land Use Element of the Comprehensive Plan for residential use in a major corridor and isolated residential development.
2. Staff believes the proposed location is not appropriate for single-family uses. Separated from adjacent residential development by Future Ridgeview Drive.
3. The subject property has a large amount of frontage and good visibility on State Highway 121 and Ridgeview Drive.
4. Current RE zoning allows numerous nonresidential uses that are more suitable at this location than the proposed residential use.
5. The property has no physical constraints that would prohibit nonresidential development.

Commission Action:

2014-34 Item 7A/7B was presented to the Commission in the March 2, 2015 meeting in conjunction with zoning case 2014-40. At that time concern was expressed by the Commission regarding the setback from State Highway 121 and the concern regarding compliance with Hwy 121 Noise abatement requirements. The commission tabled the issue in order to allow the applicant to review the plan in consideration of an offer of 550' setback, rather than the 1200' setback required, in lieu of the 100' setback proposed by the applicant.

Comments made in Support of the issue 7A and 7B included:

- The applicant was the only speaker in support of the Re-Zoning.
- Water and sanitary sewer services are available to serve the property.
- Public safety response times are sufficient to serve a residential use of this site.
- Property is serviced by the Lewisville Independent School District (LISD) which indicates that currently adequate capacity exists.

Comments made in Opposition of issue 11A and 11B included:

- Proposed set back from S.H.121 is only 325 feet rather than the 1200 feet required, or the 550 feet offered by the Commission at the previous meeting.
- Applicant indicated that 102 homes would be lost with even the 550 foot setback, and would render the development unfeasible.
- The proposed plan is almost entirely within the required 1200 foot setback.

- Commission is concerned that the plan as presented cannot offer enough sound separation for residential use, regardless of the proposed 100 foot landscaped berm.
- Limited access from 121 frontage road would require entry from Ridgeview, which would isolate the development from the closest existing residential.
- The subject property is not within a Park Fee service area, although future Park Master Plan does identify future trail connections, and the private open space plan could also serve the future residents.
- Although adequate school facilities existing are on the north side of Highway 121, Liberty High School may face capacity issues as indicated by FISD.
- Chairman Bender indicate that he felt the project could work as residential development, but the setback and sound would be his concern.
- Commissioners saw no compelling reason not to continue the RE zoning, finding the property not suitable for residential use.

A motion was made for the denial of the Zoning Case 2014-34, item 7A, in support for staff recommendation. Motion for Denial was approved by the Commission 5 votes to 2. (Commissioners Bender and Kong voted against the motion).

Zoning Case 2014-34 Agenda Item No. 7B – Concept Plan.

This Concept plan application is contingent upon approval of Zoning Case 2014-34 (Agenda Item No 7A). Since Zoning Case 2014-34 was denied, a motion was made for Denial of the Case 2014-34 Agenda Item No. 7B – Concept Plan, and was approved by the Commission 6 votes to 1. (Commissioner Bender voted against the motion).

Respectfully Submitted,



William Hilburn

Second Vice-Chair

Planning & Zoning Commission

DATE: March 17, 2015
TO: Applicants with Items before the Planning & Zoning Commission
FROM: Doug Bender, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 16, 2015

**AGENDA ITEM NO. 7B - CONCEPT PLAN
VILLAGES OF PRAIRIE COMMONS EAST
APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD**

154 Single-Family Residence Attached lots, 112 Patio Home lots, and 14 common area lots on 43.1± acres located at the southeast corner of State Highway 121 and future Ridgeview Drive. Zoned Regional Employment/State Highway 121 Overlay District. Neighborhood #1.

APPROVED: _____ **DENIED:** 6-1 **TABLED:** _____

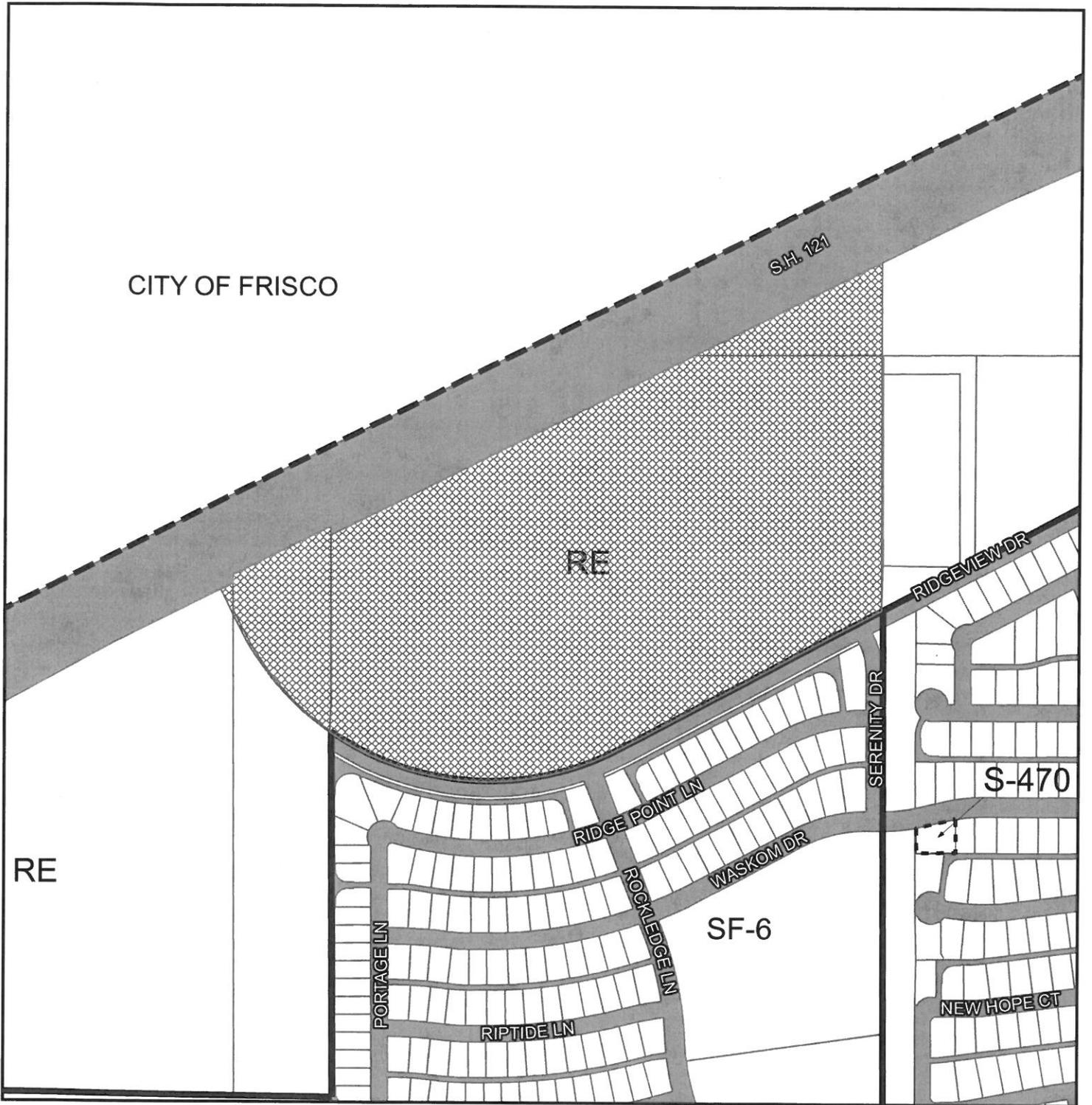
STIPULATIONS:

Denied. The Commissioner voting in favor felt the rezoning was an extension of the existing residential uses on adjacent properties.

RA/ks

xc: Ronald McCutchin Family Partnership, LTD
Bryan Klein, ION Design Group, LLC

<http://goo.gl/maps/BvLkD>



CITY OF FRISCO

S.H. 121

RE

RIDGEVIEW DR

S-470

RE

SF-6

PORTAGE LN

RIDGE POINT LN

SERENITY DR

ROCKLEDGE LN

WASKOM DR

RIPTIDE LN

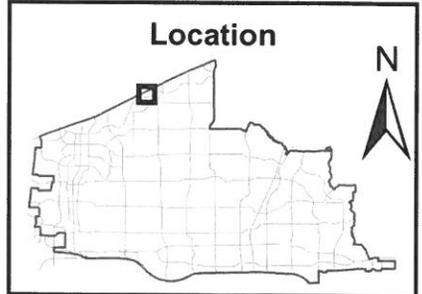
NEW HOPE CT



Item Submitted: CONCEPT PLAN

Title: VILLAGES OF PRAIRIE COMMONS EAST

Zoning: REGIONAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT



- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- - - Specific Use Permit
- Right-of-Way

Source: City of Plano Planning Department



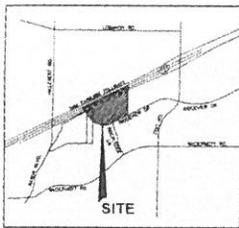
Area of Request

Zoning Case 2014-34



Source: City of Plano, Planning Dept.
Date: March, 2015

D:\es\12/2/2014_X:\Dept\P&Z Locators & Graphics\22014-34A.mxd

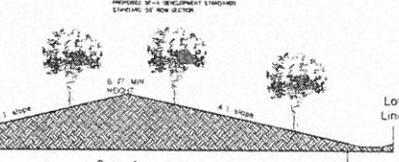
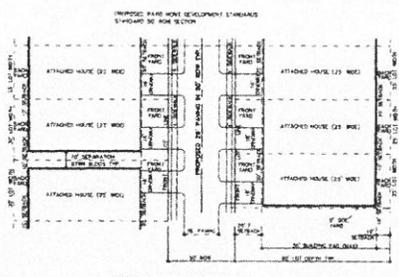
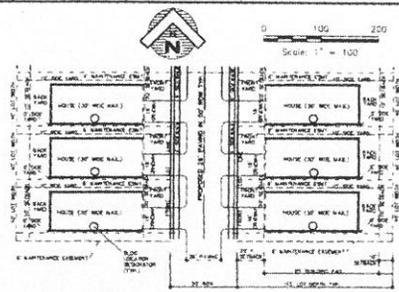
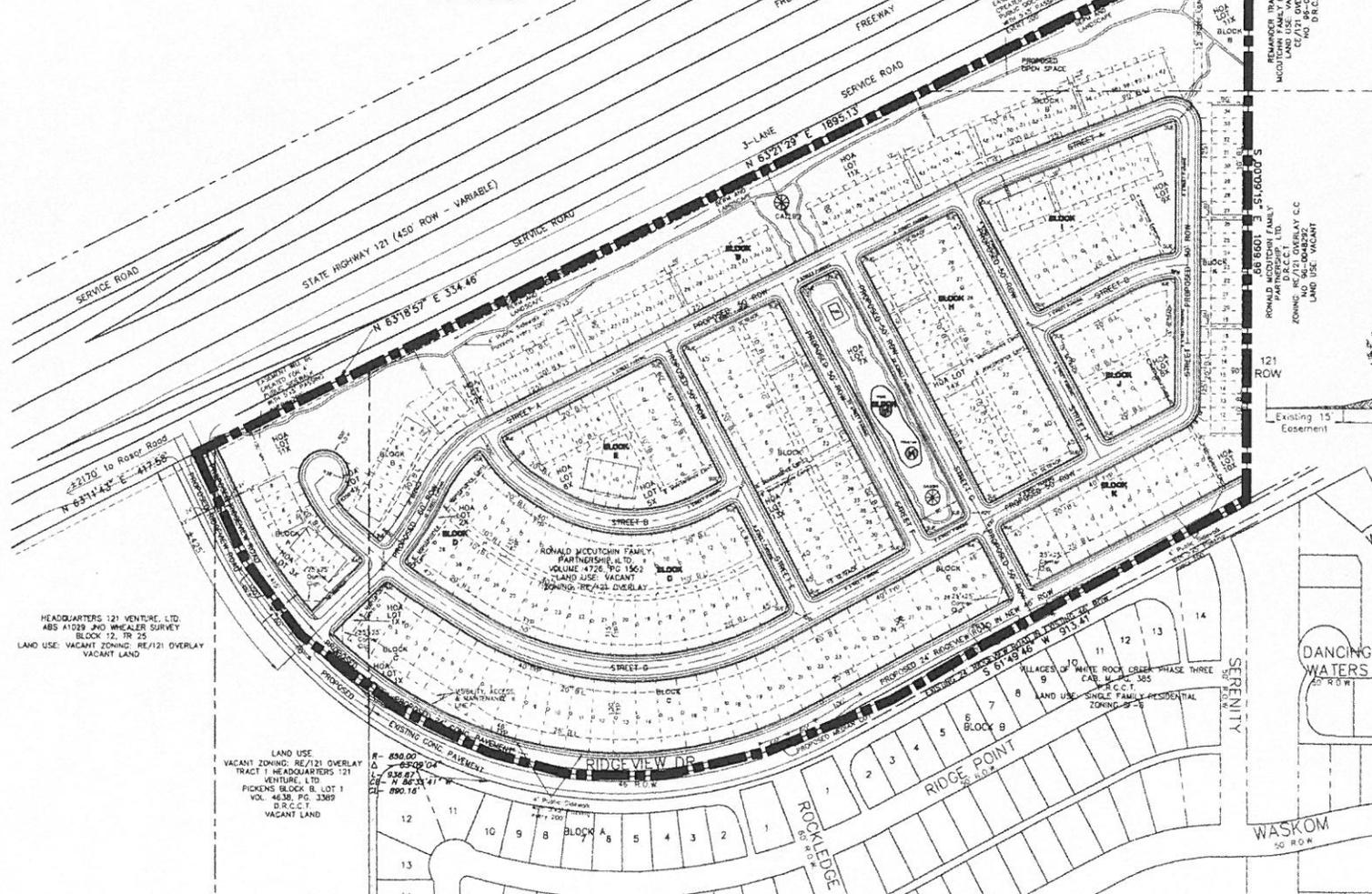


VICINITY MAP
NOT TO SCALE

PHASE	112 Units	154 SF/A
PHASE	40 SF/A	170 SF/A
Land Use	Residential	Residential Attached
Density - Sites 63,278 acres	40 SF/A	170 SF/A
Minimum Dwelling - Living Area (sq ft)	800 sq ft	800 sq ft
Individual Lot Area - Minimum	4000 sq ft	2200 sq ft
Individual Lot - Minimum Corner Lot	20' x 20' x 20'	25' x 30' x 20'
Individual Lot - Depth - Minimum	30 ft	40 ft
Building Heights (Homes, ft)	2 stories, 35 ft	2 stories, 35 ft
Max Coverage (%)	100%	50%
Parking - Required/Proposed for each home	2 spaces	2 spaces
Setback - Front	30 ft	20 ft
Setback - Back	10 ft	10 ft
Setback - Side	10'/10 ft	0 ft/5 ft
Setback - Corner Lot	15 ft	10 ft

HGA Lot	Area	Open Space Type
1X	0.20	other
2X	0.15	other
3X	0.18	other
4X	0.05	other
5X	0.18	other
6X	0.10	other
7X	0.08	primary
8X	0.08	other
9X	0.18	other
10X	0.12	other
11X	0.12	primary
12X	0.07	other
13X	0.06	other
14X	0.18	secondary

Gain 1: Parking Required/Proposed 07 Reg/136 Prop
 Usable Open Space Required/Proposed 4.05 Acres Required Proposed
 7.11 acres Primary Open Space
 0.19 acres Secondary Open Space
 1.41 acres Other Open Space



OWNER
 RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD.
 7912 W. Plano Parkway, Suite 300
 Plano, TX 75093
 Phone: 469.551.1382
 Contact: Zach Ivor

APPLICANT
 MEGATEL HOMES
 7912 W. Plano Parkway, Suite 300
 Plano, TX 75093
 Phone: 469.551.1382
 Contact: Zach Ivor

PLANNER/ENGINEER
 ION DESIGN GROUP, LLC
 F-6701
 7075 Twin Hills Avenue, Suite 350
 Dallas, Texas 75231
 Ph: 214.370.3470
 Contact: Bryan Klein

SURVEYOR
 MADDOX SURVEYING INC.
 7075 Twin Hills Avenue, Suite 350
 Forney, TX 75126
 Phone: 972.564.4415
 Contact: Brian Maddox

CONCEPT PLAN, VILLAGES OF PRAIRIE COMMONS EAST
 156 TOWNSHIP, 111 PASTURE BLVD., AND 14 COLUMBIA AREA LOTS
 ABSTRACT 1408, Joe Wheeler Survey, Blk. A, Tract 20
 A Platbook (CPL) Blk. A, Lot 1 - 43.108 Acres
 CITY OF PLANO, COLLIN COUNTY, TEXAS



1075 Twin Hills Avenue
 Suite 350
 Dallas, Texas 75231
 P: 214.370.3470
 F: 214.370.3470

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
DK	CV	JT	02/25/2014	1" = 50'	700	100

© Copyright 2014 Ion Design Group, LLC. All rights reserved.