



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:		July 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 Sam Rayburn Plaza and Villages of Prairie Commons East - General office, 116 Patio Home lots, 70 Single-Family Residence Attached lots, and seven 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 June 1, 2015 meeting, the Planning & Zoning Commission denied this request by a vote of 5-1. The applicant has appealed the Commission's denial. A simple majority, or 5 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 Concept Plan			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	

RONALD LEE McCUTCHIN
INVESTMENTS

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DALLAS, TEXAS 75230

rmccutchin@sbcglobal.net

June 29, 2015

VIA FAX
972-941-7396

Ross Altobelli
City of Plano
1520 K Ave.
Plano, TX 75074

RE: Proposed Zoning Change: Zoning Case 2014-34

Dear Mr. Altobelli:

I am writing with the permission of the project sponsor to request an appeal to the P&Z recommendation on the zoning case and concept plan. I will stop by City Hall and make the required appeal fee payment in the next couple days. Is there anything else that is needed to move the appeal ahead to the City Council?

Sincerely,



Ronald Lee McCutchin

/nlh

cc: Brian D. Klein, *Ion Design Group, LLC*
Zach Ipour, *Megatel Homes III, LLC*

Recommendation of the Planning & Zoning Commission
Second Vice Chairman's Report
Zoning Case 2014-34
June 01, 2015

Zoning Case 2014-34: Agenda Item No 6A and 6B – Public Hearing. Items heard together, but voted on separately. Six Commissioners were present, with Commissioner Pittman absent and one Commissioner's seat vacant

Applicant: Ronald McCutchen Family Partnership, LTD.

Description: Request to rezone 54.3± acres located at the southeast corner of State Highway 121 and future Ridgeview Drive from Regional Employment to Planned Development-Regional Employment to allow for single-family residence attached with modified development standards. Zoned Regional Employment/State Highway 121 Overlay District.

At its meeting on April 27, 2015, at the request of the applicant, the City Council remanded the zoning case back to the Planning & Zoning Commission to consider the amended request.

Staff Recommendation: Staff recommended denial of the zoning change for the following reasons:

- 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
- The development would create isolated residential development.
- The proposed PD stipulations would leave a narrow undeveloped parcel, more suited for small, individual pad-site development than for significant economic development opportunities
- The property is well positioned on State Highway 121 with a large amount of frontage, good access, visibility and separation from residential uses.
- The property has no physical constraints which would prohibit significant economic development from occurring at some point in the future, and should be retained for future nonresidential development
- Rezoning the property for residential uses would not further the city goal's as established in the Comprehensive Plan.

Comments from the Applicant:

- Applying the 550-ft Hwy. 121 setback requested by the Commission makes 2200 linear ft of the property undevelopable.
- Since the last proposal, the concept plan changed to add 86,600 SF office with a 520-foot setback from Hwy 121.
- The site is a continuation of residential – Villages of White Rock Creek and Hickory Ridge to the South
- Shape of property is a constraint.
- Limited access to Hwy. 121 because of position of entrance and exit ramp makes site not suitable for major employment opportunities
- Single family is more compatible to adjacent residential than Regional Employment.
- Single family has less traffic impact (85%).

- Provides additional residential choices for Plano
- In order to buffer the residential from noise of the Highway a 4ft. berm and sound wall may have to be added between office and the residential.

Comments from the Commission:

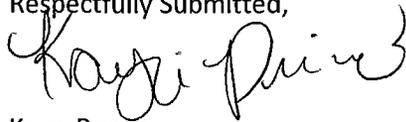
- Concerns over the quality of economic development that would occur in the office development.
- Concerns of appropriateness of site for residential given the results of the sound study for the development to the West and the need to potentially place tall sound walls on the property in order to mitigate noise for residents.
- Concerns over changing land zoned for major employment purposes for residential purposes
- Site has challenges and the ramp on 121 complicates the property

In support of staff's recommendation a motion was made for the denial of Zoning Case 2014-34, item 6A. Motion for Denial was approved by the Commission 5 votes to 1 (Commissioner Kong voted against the motion.)

Agenda Item No. 6B – Concept Plan, Sam Rayburn Plaza and Villages of Prairie Commons East.

This Concept plan application is contingent upon approval of Zoning Case 2013-34 (Agenda item No 6A). Since Zoning Case 2014-34 was denied, a motion was made for Denial of Agenda Item No. 6B – Concept Plano, Sam Rayburn Plaza and Villages of Prairie Commons East and was approved by the Commission 5 votes to 1 (Commissioner Kong voted against the motion.)

Respectfully Submitted,



Kayci Prince
Second Vice-Chair
Planning & Zoning Commission

DATE: June 2, 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 June 1, 2015

**AGENDA ITEM NO. 6B - CONCEPT PLAN
SAM RAYBURN PLAZA AND VILLAGES OF PRAIRIE COMMONS EAST
APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD**

General office, 116 patio home lots, 70 single-family residence attached lots, and seven 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:** 5-1 **TABLED:** _____

STIPULATIONS:

Denied. The Commissioner voting in opposition expressed concerns regarding access for nonresidential uses.

RA/ks

xc: Ronald McCutchin Family Partnership
Bryan D. Klein, ION Design Group, LLC
Wayne Snell, Permit Services Manager

CITY OF PLANO
PLANNING & ZONING COMMISSION

June 1, 2015

Agenda Item No. 6B

Concept Plan: Sam Rayburn Plaza and Villages of Prairie Commons East

Applicant: Ronald McCutchin Family Partnership, LTD

DESCRIPTION:

General office, 116 patio home lots, 70 single-family residence attached lots, and seven 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.

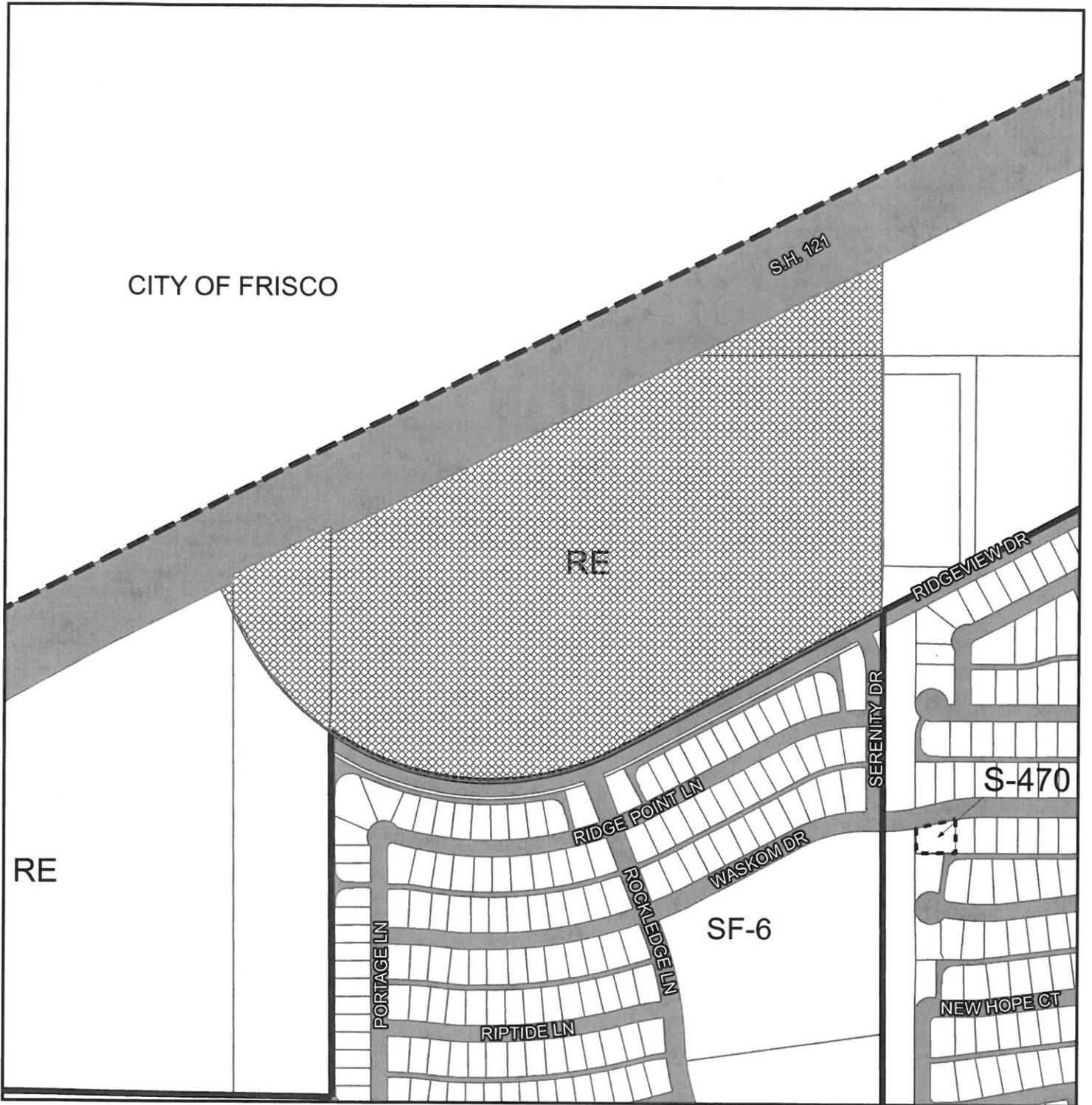
REMARKS:

This concept plan is associated with Zoning Case 2014-34 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed commercial development and single-family subdivision. The plan meets the area, yard, and bulk requirements of the requested Regional Employment (RE) zoning district and complies with the stipulations as requested by Zoning Case 2014-34.

Due to staff's recommendation for denial of the companion case, Zoning Case 2014-34, staff recommends denial of the proposed concept plan.

RECOMMENDATION:

Recommended for denial.

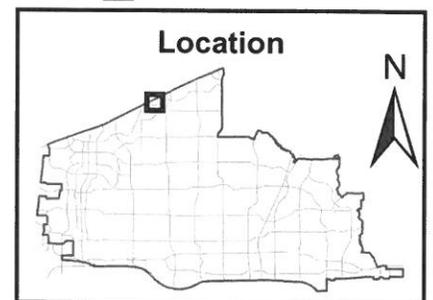


Item Submitted: CONCEPT PLAN

Title: VILLAGES OF PRAIRIE COMMONS EAST

Zoning: REGIONAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT

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



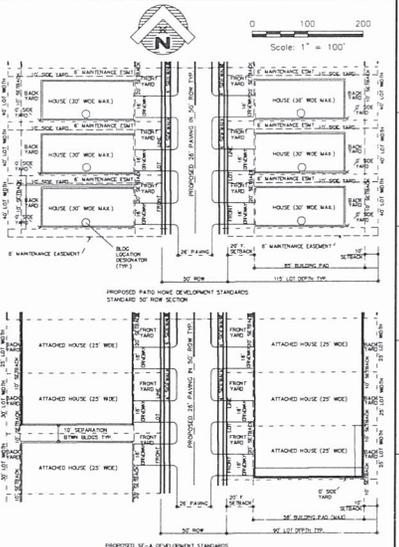
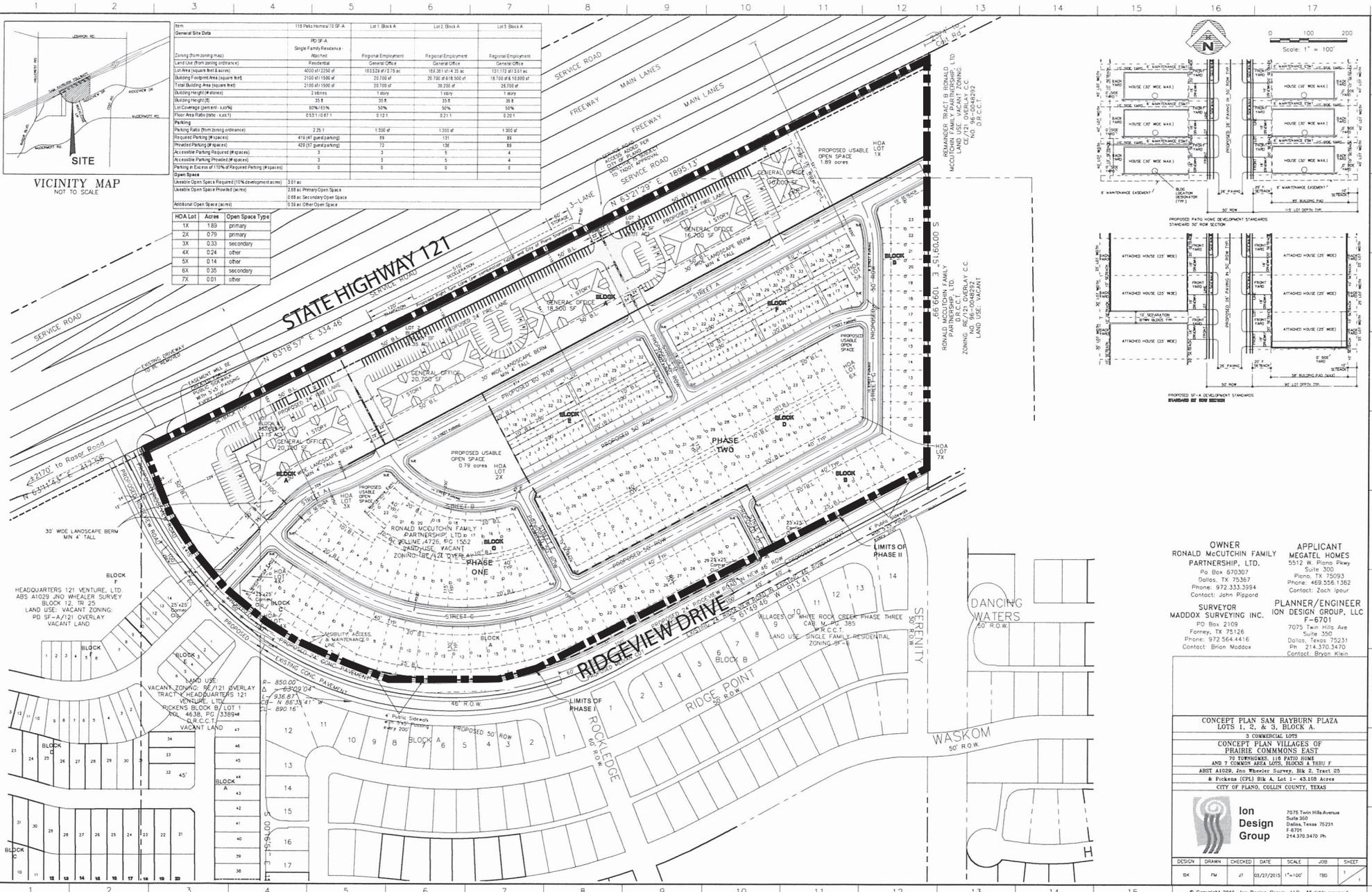
Source: City of Plano Planning Department



VICINITY MAP
NOT TO SCALE

Item	115 Pkts Home/76 SF A	Lot 1 Block A	Lot 2 Block A	Lot 3 Block A
General Site Data	70 SF A Single Family Residence	Regional Employment	Regional Employment	Regional Employment
Zoning (from zoning map)	Residential	General Office	General Office	General Office
Land Use (from zoning ordinance)	400 SF/1,200 SF	18,328 SF/13.3 ac	19,281 SF/13.9 ac	33,172 SF/23.9 ac
Lot Area (square feet/ acres)	2,100 SF/0.48 ac	20,700 SF/4.75 ac	20,700 SF/4.75 ac	18,700 SF/4.28 ac
Building Footprint Area (square feet)	2,100 SF/0.48 ac	20,700 SF	20,700 SF	20,700 SF
Total Building Area (square feet)	2,100 SF/0.48 ac	20,700 SF	20,700 SF	20,700 SF
Building Height (ft)	1 Story	1 Story	1 Story	1 Story
Building Height (ft)	30 ft	35 ft	35 ft	35 ft
Lot Coverage (percent - max)	60%/12.6%	56%	56%	56%
Floor Area Ratio (FAR - max)	0.53/1.07	0.51	0.51	0.51
Parking				
Parking Ratio (from zoning ordinance)	2.25:1	1.300:1	1.300:1	1.300:1
Required Parking (ft spaces)	418 (41 parking)	89	125	26
Provided Parking (ft spaces)	418 (37 parking)	72	120	88
Accessible Parking Required (ft spaces)	3	3	5	4
Accessible Parking Provided (ft spaces)	3	3	5	4
Parking in Excess of 110% of Required Parking (ft spaces)	0	0	0	0
Open Space				
Available Open Space Required (10% development/acre)	2.81 ac			
Available Open Space Provided (acres)	2.88 ac: Primary Open Space 0.68 ac: Secondary Open Space			
Additional Open Space (acres)	0.07 ac: Other Open Space			

HOA Lot	Area	Open Space Type
1X	1.89	primary
2X	0.79	primary
3X	0.33	secondary
4X	0.24	other
5X	0.14	other
6X	0.35	secondary
7X	0.01	other



OWNER
RONALD McCUTCHIN FAMILY PARTNERSHIP, LTD.
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APPLICANT
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Contact: Zach Inour

SURVEYOR
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Phone: 972.564.4416
Contact: Brian Maddox

PLANNER/ENGINEER
ION DESIGN GROUP, LLC
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Ph: 214.370.3470
Contact: Bryan Kraw

CONCEPT PLAN SAM RAYBURN PLAZA
LOTS 1, 2, & 3, BLOCK A

3 COMMERCIAL LOTS
CONCEPT PLAN VILLAGES OF PRAIRIE COMMONS EAST
70 TOWNHOMES, 116 PATIO BAYS
AND 7 TOWNHOMES AREA LOTS, BLOCKS A, B, & C
ABSTRACT 11029, Jno Wheeler Survey, Blk 2, Tract 25
of Parkview (CPE) Blk A, Lot 1 - 43,168 Acres
CITY OF PLANO, COLLIN COUNTY, TEXAS

Ion Design Group
1078 Twin Hills Avenue
Suite 300
Dallas, Texas 75231
F-6701
214.370.3470

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
BK	FM	JT	01/21/2015	1"=100'	TBD	1