CITY OF PLANO
COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY	
☐ Consent ☐ Regular ☐ Statutory	
Council Meeting Date:	August 10, 2015
Department:	Planning
Department Head	Christina Day
Agenda Coordinator (include phone #):	**Tammy Stuckey, ext 7156**

CAPTION

Public Hearing and consideration of an Appeal of the Planning & Zoning Commission's denial of Zoning Case 2014-34 - 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. Applicant: Ronald McCutchin Family Partnership, LTD. Tabled July 27, 2015.

FINANCIAL SUMMARY

☒ NOT APPLICABLE ☐ OPERATING EXPENSE ☐ REVENUE ☐ 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 April 27, 2015 meeting the City Council remanded this zoning case back to the Planning & Zoning Commission by a vote of 8-0. 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 super majority vote, or 6 of the 8 City Council members, is required for approval of the request. The associated Concept Plan has also been appealed and is included as a separate agenda item. At the July 27, 2015 City Council meeting the applicant requested to table this item to the August 10, 2015 meeting.

List of Supporting Documents:	Other Departments, Boards, Commissions or Agencies
Letter of Appeal from Applicant	Planning & Zoning Commission
Second Vice Chair Report	
P&Z Follow-up Memo	
Staff Report	
Locator Map	
Aerial Map	
Zoning Exhibit	
Concept Plan	

RONALD LEE MCCUTCHIN
INVESTMENTS

MAILING ADDRESS:
P.O. BOX 670307
DALLAS, TEXAS 75367-0307

TEL: 214/750-7799
FAX: 214/750-7790

PHYSICAL ADDRESS:
5924 ROYAL LANE
SUITE 200
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

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. 6A - PUBLIC HEARING
ZONING CASE 2014-34
APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD

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.

APPROVED: _____ **DENIED:** 5-1 **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 1

PETITION(s) RECEIVED: N/A **# OF SIGNATURES:** N/A

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

http://goo.gl/maps/igz8g

CITY OF PLANO

PLANNING & ZONING COMMISSION

June 1, 2015

Agenda Item No. 6A

Public Hearing: Zoning Case 2014-34

Applicant: Ronald McCutchin 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.

HISTORY:

The applicant submitted a previous request to rezone the subject property from Regional Employment to Planned Development-Single-Family Residence Attached. The Planning & Zoning Commission denied this request on March 16, 2015. The applicant subsequently appealed the Commission's denial to the City Council. 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 this amended request. Since the applicant changed the request from Planned Development-Single-Family Residence Attached to Planned Development-Regional Employment, staff was required to send out updated public notices. The additional public notice resulted in delaying consideration of the case until this meeting.

REMARKS:

The applicant's modified request is to rezone the subject property from Regional Employment (RE) to Planned Development-Regional Employment (PD-RE). The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

A planned development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off- and onsite conditions. The requested PD-RE

would allow nonresidential development along the frontage road of State Highway 121 and residential uses at a minimum distance of 520 feet from the centerline of State Highway 121.

A concept plan, Sam Rayburn Plaza and Villages of Prairie Commons East, accompanies this request as Agenda Item No. 6B.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. To the west, across future Ridgeview Drive, is undeveloped land zoned Planned Development-497-Single-Family Residence Attached (PD-497-SF-A). To the south, across Ridgeview Drive, are existing residences zoned Single-Family Residence-6 (SF-6). To the north, across State Highway 121, is undeveloped property located within the city of Frisco. To the east, the property is zoned RE and is partly developed as a farm.

Proposed Planned Development Stipulations

The requested zoning is PD-RE. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to keep the existing RE base zoning district with the additional use of single-family residence attached.

Design Standards - The language in the proposed PD would allow a portion of the property to be developed as residential uses built to comply with development standards of the SF-A zoning district. The property adjacent to 121 will be reserved for nonresidential uses built to comply with the RE zoning district's area, yard, and bulk requirements. Additional stipulations have been included with the intention of mitigating the impacts between residences and the adjacent commercial uses and State Highway 121.

The requested PD language is as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the RE zoning district unless otherwise specified herein.

1. Residential lots must be set back a minimum of 520 feet from the centerline of State Highway 121.

2. A minimum 30-foot wide irrigated landscape edge must be provided between residential and nonresidential uses. The landscape edge must include a landscaped berm with a minimum height of four feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of one three-inch caliper shade tree and one three-inch caliper ornamental tree (seven-foot planted height) shall be placed per 50 feet of frontage.

3. Prior to preliminary site plan approval, the applicant must submit an Environmental Noise Study to verify that residential lots will be in conformance with the City of Plano's Performance Standards.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, residential development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the Comprehensive Plan that were adopted in April 2012. The policies that apply to this request include:

1. Residential should be set back a minimum of 1,200 feet from the centerline of State Highway 121. Factors including topography, creeks, vegetation, and existing development patterns should be considered in applying this standard.

   The applicant is proposing a 520 foot setback for residential lots from the centerline of State Highway 121, with development, landscaping, and berming to serve as screening. This property is at grade with the adjacent highway and there are no physical constraints that would hinder nonresidential development on the property. This zoning request is not in compliance with this policy.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood, or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to 12 stories) and special needs housing (i.e., senior housing) could be an exception if the surrounding land uses are compatible.

   The zoning request does not expand into any existing residential neighborhoods. Ridgeview Drive, which will be a 92 foot right-of-way at full construction, separates this property from the existing residential development located to the south, and future residential development to the west. Additionally, the streets proposed for this development do not align with existing residential streets to the south.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area; however, the applicant may be responsible for making improvements to the sanitary sewer system to increase the system capacity if the property were rezoned to allow residential uses.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request.

School Capacity - This is provided for informational purposes only. The subject property is within the Frisco Independent School District (FISD) and is served by the following schools:

Elementary School	**Borchardt**
Middle School	**Fowler**
High School	**Liberty**

Based upon the current projections and feeder alignments FISD has determined that current elementary facilities in Plano would be sufficient, but the middle and high school zone increases would all need to be accommodated by campuses located north of State Highway 121. FISD has stated that there may be capacity issues at Liberty High School.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Additional residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. There are no existing neighborhood parks or linear parks to serve this area; however, the Park Master Plan identifies a future trail connection and proposed park southwest of State Highway 121 and Ridgeview Drive. Private open space, as required by the SF-A district standards, would serve the residents of this area.

The subject property is located within the Davis Library's service area. Although Davis Library is at service capacity, Schimelpfenig Library has capacity to serve additional patrons.

Economic Development Element and Land Use Element - The Economic Development Element and the Land Use Element policies of the Comprehensive Plan discourage rezoning properties for residential uses in prime economic development areas of the city. The intent of both policies is to ensure land that is located along the expressway corridors and in the major employment centers is developed in accordance with the Future Land Use Plan recommendations and supporting zoning districts and to take advantage of future nonresidential development opportunities.

In addition, the Economic Development Element of the Comprehensive Plan encourages the preservation of land in expressway corridors, such as the RE area, for future economic development. The element states that:

> "Rezoning requests must be carefully examined to ensure that proposed locations are suitable for residential development and that Plano's economic viability is not being jeopardized in order to accommodate short-term demand. The availability of undeveloped "greenfield" sites is vital to encourage expansion and relocation of businesses. Therefore, the City should preserve land along the expressway corridors and in the employment centers for future economic development opportunities."

The city's policies state that residential uses should be an expansion of an existing neighborhood, integrated into a mixed-use urban center, or located in an alternative neighborhood setting such as a transit-oriented development. The proposed development does not meet any of the recommended criteria. The site has good visibility and access with over 2,200 feet of frontage along State Highway 121. Additionally, the property is large enough to accommodate significant nonresidential development. Staff believes this property should be reserved for future economic development.

ISSUES:

Residential Use in a Major Corridor

As mentioned previously, this request is not in conformance with the city's Comprehensive Plan recommendations, and it is not an extension of residential uses. The applicant is proposing PD language intended to mitigate future residences from the effects of future nonresidential uses and the existing highway to the north through setbacks and landscaping. However, there are no physical limitations which would prohibit significant nonresidential development from occurring in the future. For these reasons, staff believes there is no compelling reason the property should be rezoned to accommodate residential development. The existing RE zoning allows a variety of nonresidential uses which would benefit from the opportunity of having a large amount of property on which to develop, with good access and visibility to State Highway 121.

PD Stipulations

The requested PD standards, reflected in the companion concept plan, would leave 11.1± acres for nonresidential development adjacent to 121. Although this is a large amount of acreage, the proposed setback for residences would only leave approximately 200 feet of width, accounting for required landscape edges, for development. Staff believes that this property depth is not sufficient to allow for significant economic development to occur. The 1,200-foot buffer as recommended by the Comprehensive Plan is intended to provide an area large enough to accommodate a variety of uses while allowing flexibility in site design. Reducing the depth of the property and leaving it situated as a remainder next to a residential subdivision would encourage small pad sites or strip-style development to occur. Similar sized parcels are located at the southeast corner of Coit Road and State Highway 121, where development includes three individual bank pad sites.

The applicant is proposing to require a sound study in order to verify that residential lots will meet the city's performance standards for sound levels due to noise from State Highway 121. This requirement currently exists within PD-497-SF-A to the west where the developer is required to install a nine-foot berm along the northern property line, and a nine-foot sound wall along a portion of the western flood plain line. Staff is concerned that if this area were rezoned, similar mitigation measures would also be required. Depending on the nature of these improvements, the property reserved for nonresidential development could be significantly impacted with the imposition of additional landscaping, setbacks or walls, further reducing the area for future development.

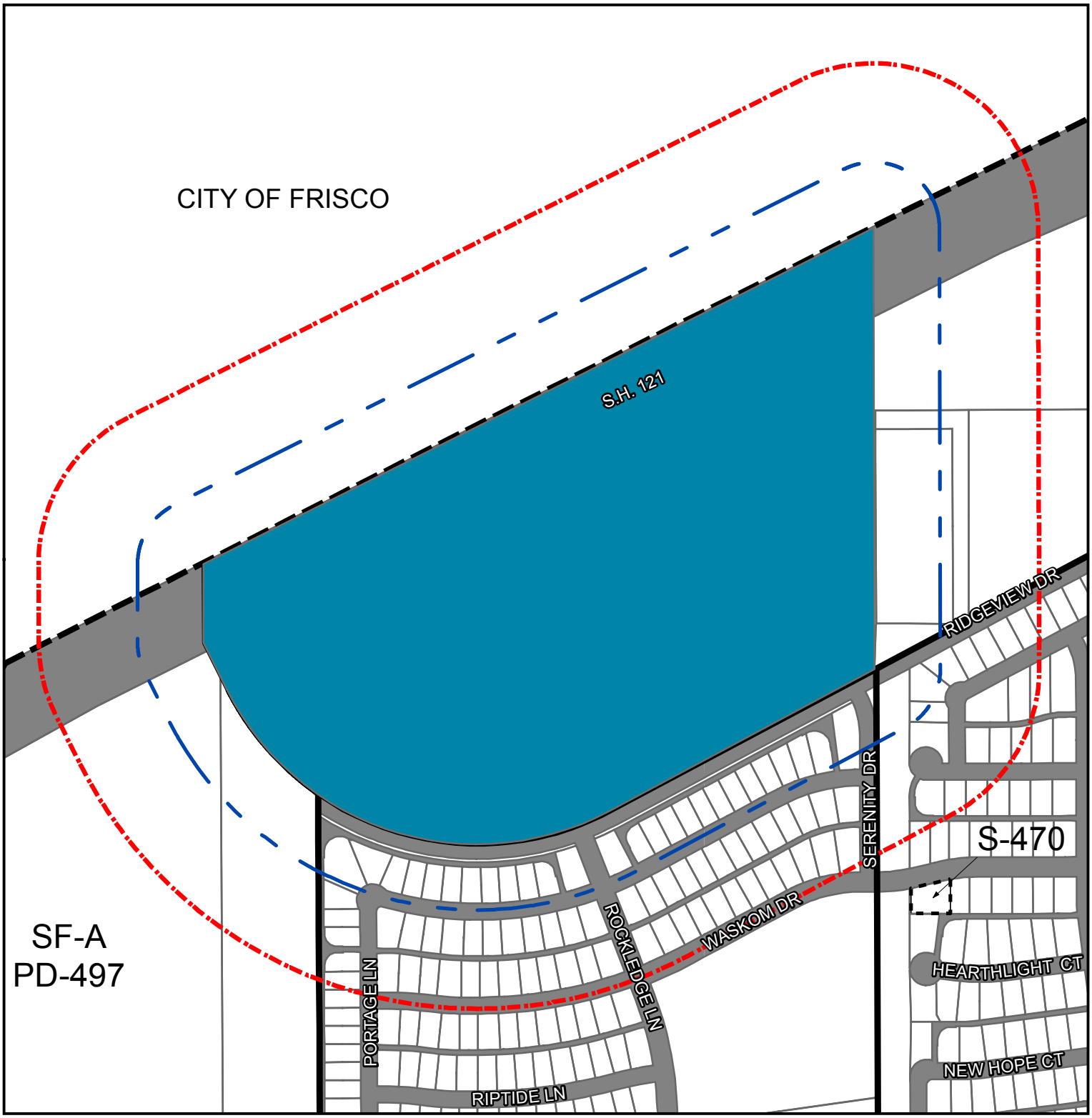
SUMMARY:

The applicant is requesting to rezone 54.3± acres located at the southeast corner of State Highway 121 and future Ridgeview Drive from RE to PD-RE to allow for single-family residences with modified development standards. 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. Staff believes that the proposed PD stipulations would leave a narrow undeveloped parcel, more suited for small, individual pad-site development than for significant economic development opportunities. This

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. For these reason, staff believes this property should be retained for future nonresidential development and that rezoning the property for residential uses would not further the city's goals as established in the Comprehensive Plan.

RECOMMENDATION:

Recommended for denial.



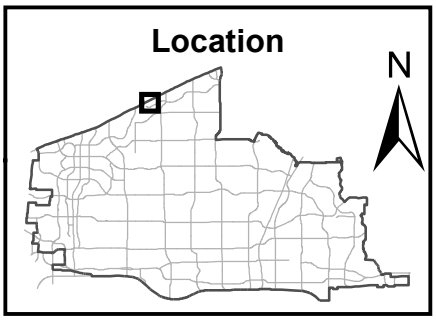
Zoning Case 2014-34

Existing Zoning: Regional Employment (RE)/State Highway 121 Overlay District

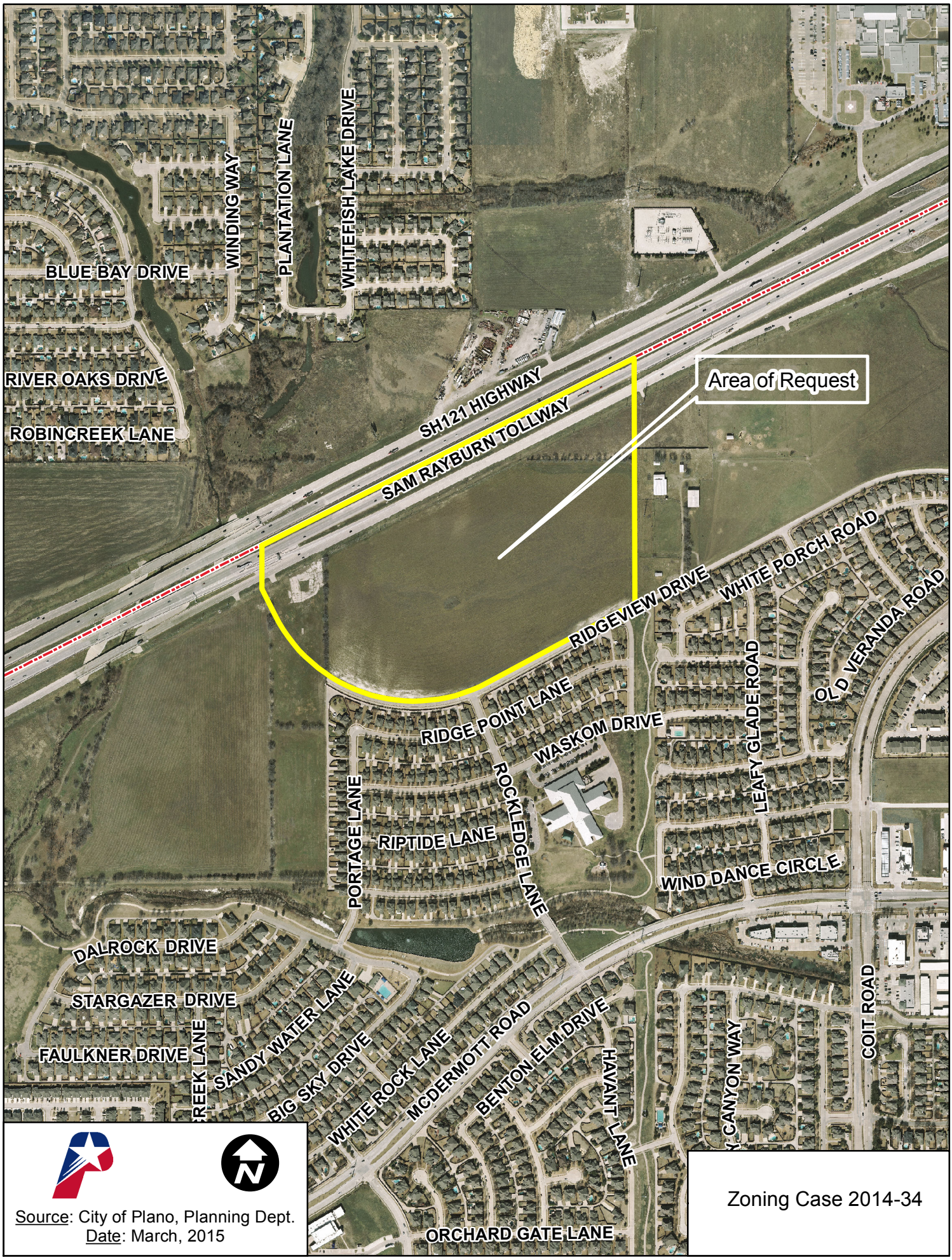
Proposed Zoning: Planned Development-Regional Employment (PD-RE) to allow for Single-Family Residence Attached as an additional use with modified development standards

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

Plano



Source: City of Plano Planning Department



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

Zoning Case 2014-34

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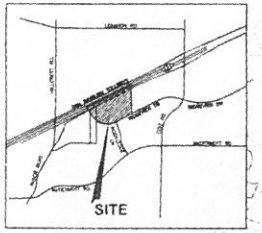
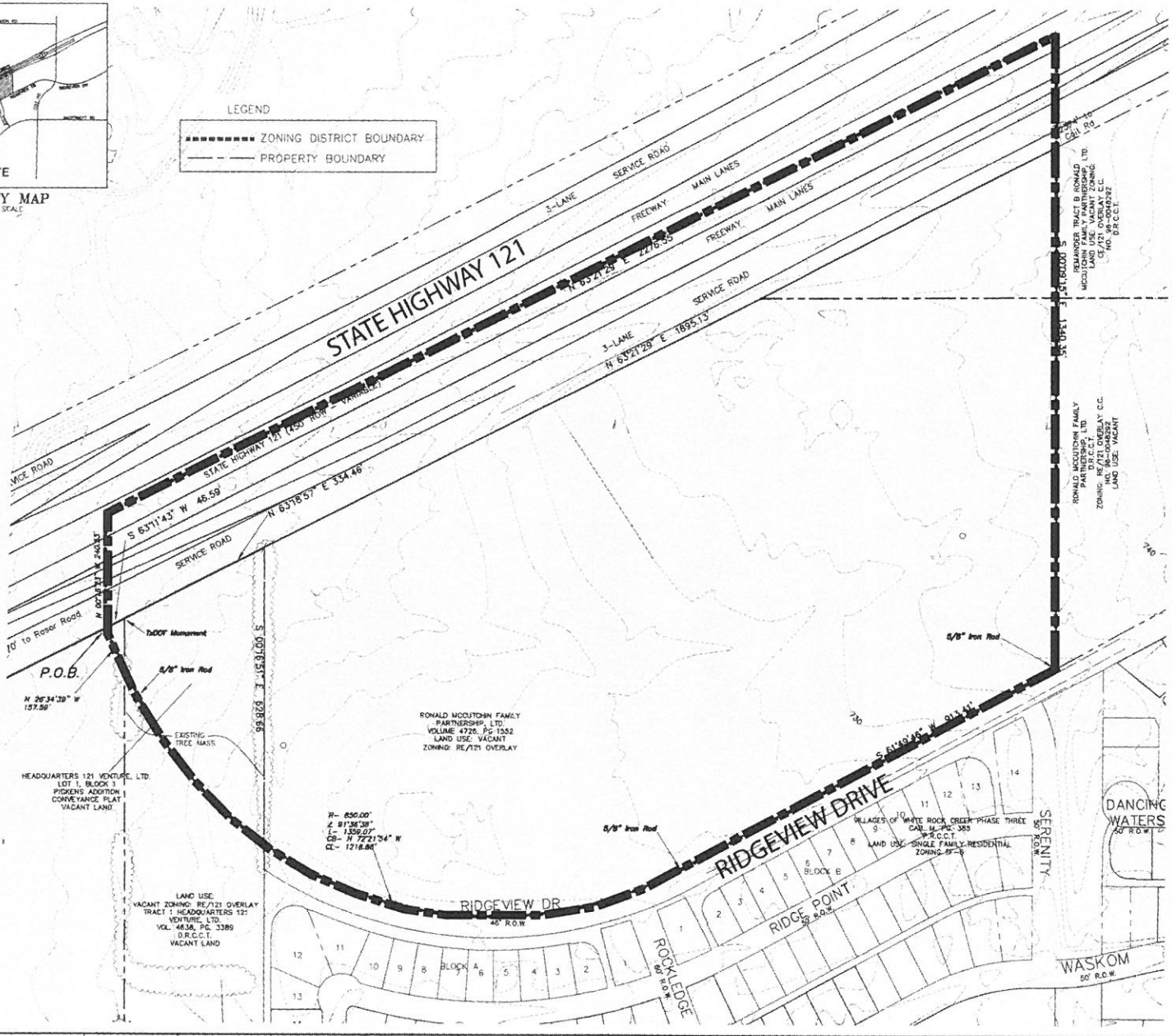


VICINITY MAP
NOT TO SCALE

LEGEND

ZONING DISTRICT BOUNDARY
PROPERTY BOUNDARY



N

0 100 200
Scale: 1" = 100'

"APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE."

FIELD NOTES

BEING a tract of land situated in the John Wheeler Survey, Abstract Number 1029, Collin County, Texas and being all of a tract of land to Ronald McCutchin Family Partnership, LTD. recorded in Volume 4726, Page 1552 of the Deed Records of Collin County, Texas, a portion of a remainder of a tract of land called Tract B to Ronald McCutchin Family Partnership, LTD. recorded in Collin County File Number 96-0048282 of the Deed Records of Collin County, Texas, a portion of Pickens Addition an addition to The City of Plano as recorded in Cabinet Q, Page 88 of the Plat Records of Collin County, Texas and a portion of State Highway Number 121, and being more particularly described by metes and bounds as follows:

COMMENCING at a T.X.D.O.T. monument found for the northwest corner of said Pickens Addition, same being the northeast corner of a tract of land to Headquarters 121 Venture, LTD. recorded in Volume 4638, Page 3389 of the Deed Records of Collin County, Texas, said point also lying on the southerly right-of-way line of State Highway Number 121, (a variable width R.O.W.);

THENCE South 63 degrees 11 minutes 43 seconds West along said right-of-way a distance of 46.59 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 00 degrees 16 minutes 23 seconds West through the interior of said State Highway Number 121 a distance of 240.53 feet to a point near the developed center of said State Highway;

THENCE North 63 degrees 21 minutes 29 seconds East through the point near the developed center of said State Highway a distance of 2276.55 feet to a point;

THENCE South 00 degree 09 minutes 15 seconds East through the interior of said State Highway Number 121, passing the southerly right-of-way of said State Highway and through the interior of said remainder tract, passing the northeast corner of said McCutchin tract recorded in Volume 4726 Page 1552, and continuing along the east line of said tract, a distance of 1340.35 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of the herein described tract, said point also lying on the north line of Ridge Road (a called 55 feet wide R.O.W.) and a (measured 46 feet wide R.O.W.);

THENCE South 61 degrees 49 minutes 46 seconds West along the north line of said Ridge Road, a distance of 913.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

THENCE along said curve right an arc length of 1359.07 feet, a central angle of 91 degrees 36 minutes 38 seconds, a radius of 850.00 feet, a chord which bears North 72 degrees 21 minutes 54 seconds West, a distance of 1218.88 feet to a 5/8 inch iron rod found;

THENCE North 26 degrees 34 minutes 39 seconds West a distance of 157.59 feet to the POINT OF BEGINNING containing 2,356,896 Square Feet, or 54.336 Acres of land.

OWNER
RONALD McCUTCHIN FAMILY PARTNERSHIP, LTD.
Po Box 670307
Dallas, TX 75367
Phone: 972.333.3994
Contact: John Pippard

APPLICANT
MEGATEL HOMES
5512 W. Plano Pkwy
Suite 300
Plano, TX 75093
Phone: 469.556.1382
Contact: Zach Ipour

SURVEYOR
MADDOX SURVEYING INC.
PO Box 2109
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Phone: 972.564.4418
Contact: Brian Maddox

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

ZONING EXHIBIT, VILLAGES OF PRAIRIE CONDOMINIUMS EAST

ZONING CASE # 2014-34

ABST A1029, Jno Wheeler Survey, Blk 2, Tract 17

& Pickens (CPL) Blk 2, Tract 17 ~ 54.336 Acres

CITY OF PLANO, COLLIN COUNTY, TEXAS

Ion Design Group
7075 Twin Hills Avenue
Suite 350
Dallas, Texas 75231
F-6701
214.370.3470 Ph.

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
BK	FM	JT	01/12/2015	1"=100'	TBD	1

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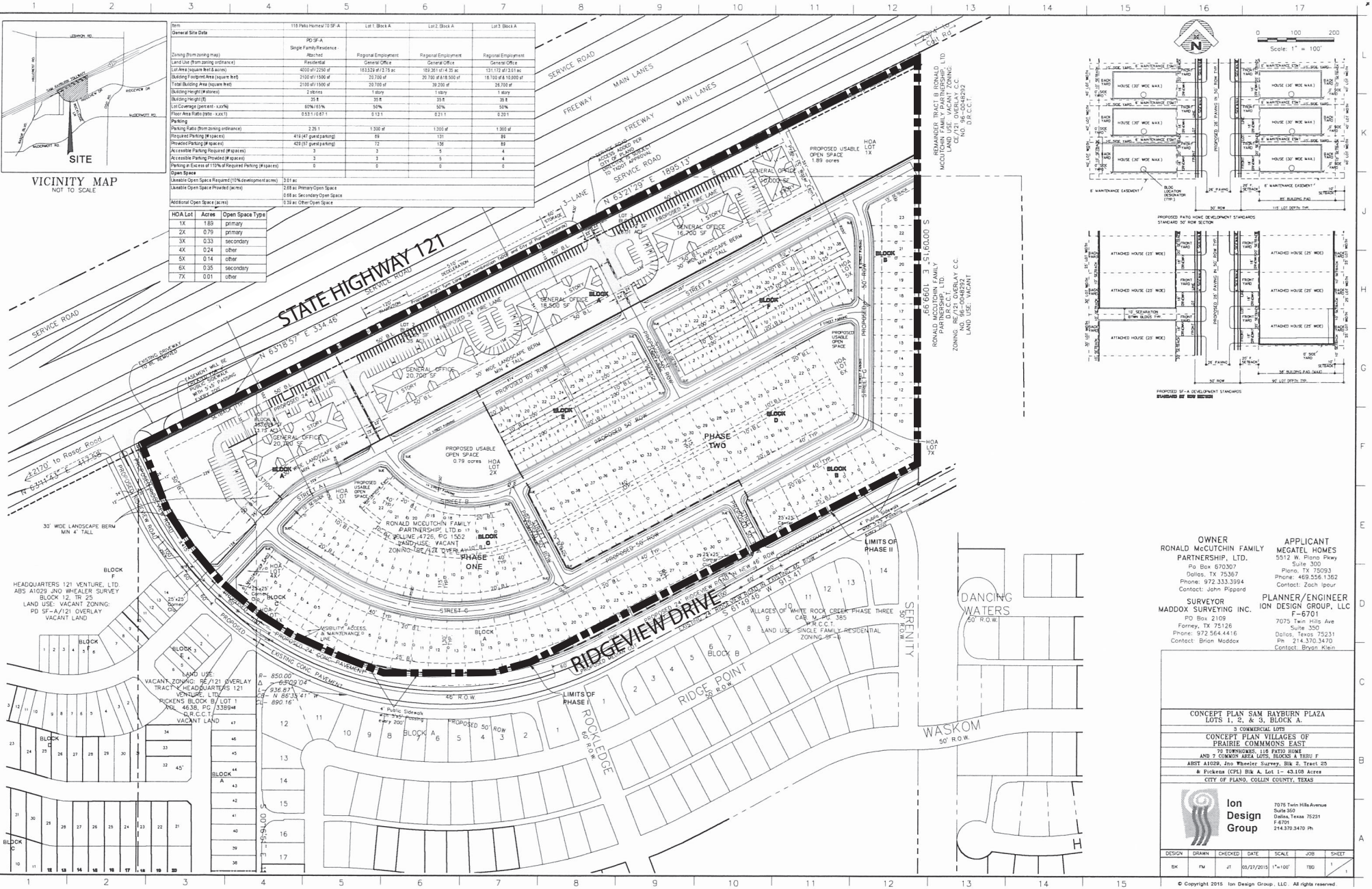
Item	116 Patio Homes/70 SF-A	Lot 1 (Block A	Lot 2 (Block A	Lot 3 (Block A
General Site Data				
Zoning (from zoning map)	PD SF-A Single Family Residence - Attached	Regional Employment	Regional Employment	Regional Employment
Land Use (from zoning ordinance)	Residential	General Office	General Office	General Office
Lot Area (square feet & acres)	4000 sf / 2250 sf	183,529 sf / 2.75 ac	189,361 sf / 4.35 ac	131,172 sf / 3.01 ac
Building Footprint Area (square feet)	2100 sf / 1500 sf	20,700 sf	20,700 sf & 18,500 sf	16,700 sf & 10,800 sf
Total Building Area (square feet)	2100 sf / 1500 sf	20,700 sf	39,200 sf	26,700 sf
Building Height (# stories)	2 stories	1 story	1 story	1 story
Building Height (ft)	35 ft	35 ft	35 ft	35 ft
Lot Coverage (percent - xxx%)	60% / 65%	50%	50%	50%
Floor Area Ratio (ratio - x.xx:1)	0.53:1 / 0.67:1	0.13:1	0.21:1	0.20:1
Parking				
Parking Ratio (from zoning ordinance)	2.25:1	1:300 sf	1:300 sf	1:300 sf
Required Parking (# spaces)	419 (47 guest parking)	69	131	89
Provided Parking (# spaces)	429 (51 guest parking)	72	136	89
Accessible Parking Required (# spaces)	3	3	5	4
Accessible Parking Provided (# spaces)	3	3	5	4
Parking in Excess of 110% of Required Parking (# spaces)	0	0	0	0
Open Space				
Useable Open Space Required (10% development acres)	3.01 ac			
Useable Open Space Provided (ac.+ns)	2.68 ac Primary Open Space 0.68 ac Secondary Open Space			
Additional Open Space (acres)	0.39 ac Other Open Space			

HOA Lot	Acres	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

VICINITY MAP
NOT TO SCALE



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Dallas, Texas 75231
Ph 214.370.3470
Contact: Bryan Klein

CONCEPT PLAN SAM RAYBURN PLAZA
LOTS 1, 2, & 3, BLOCK A.
3 COMMERCIAL LOTS
CONCEPT PLAN VILLAGES OF
PRAIRIE COMMMONS EAST
70 TOWNHOMES, 116 PATIO HOME
AND 7 COMMON AREA LOTS, BLOCKS A THRU F
ABST A1029, Jno Wheeler Survey, Blk 2, Tract 25
& Pickens (CPL) Blk A, Lot 1- 43.108 Acres
CITY OF PLANO, COLLIN COUNTY, TEXAS

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Dallas, Texas 75231
F-6701
214.370.3470 Ph

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
BK	FM	JT	05/27/2015	1"=100'	TBD	1

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