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

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. 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 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. 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	
Concept Plan	

RONALD LEE MCCUTCHIN
INVESTMENTS

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FAX: 214/750-7790

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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

/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.

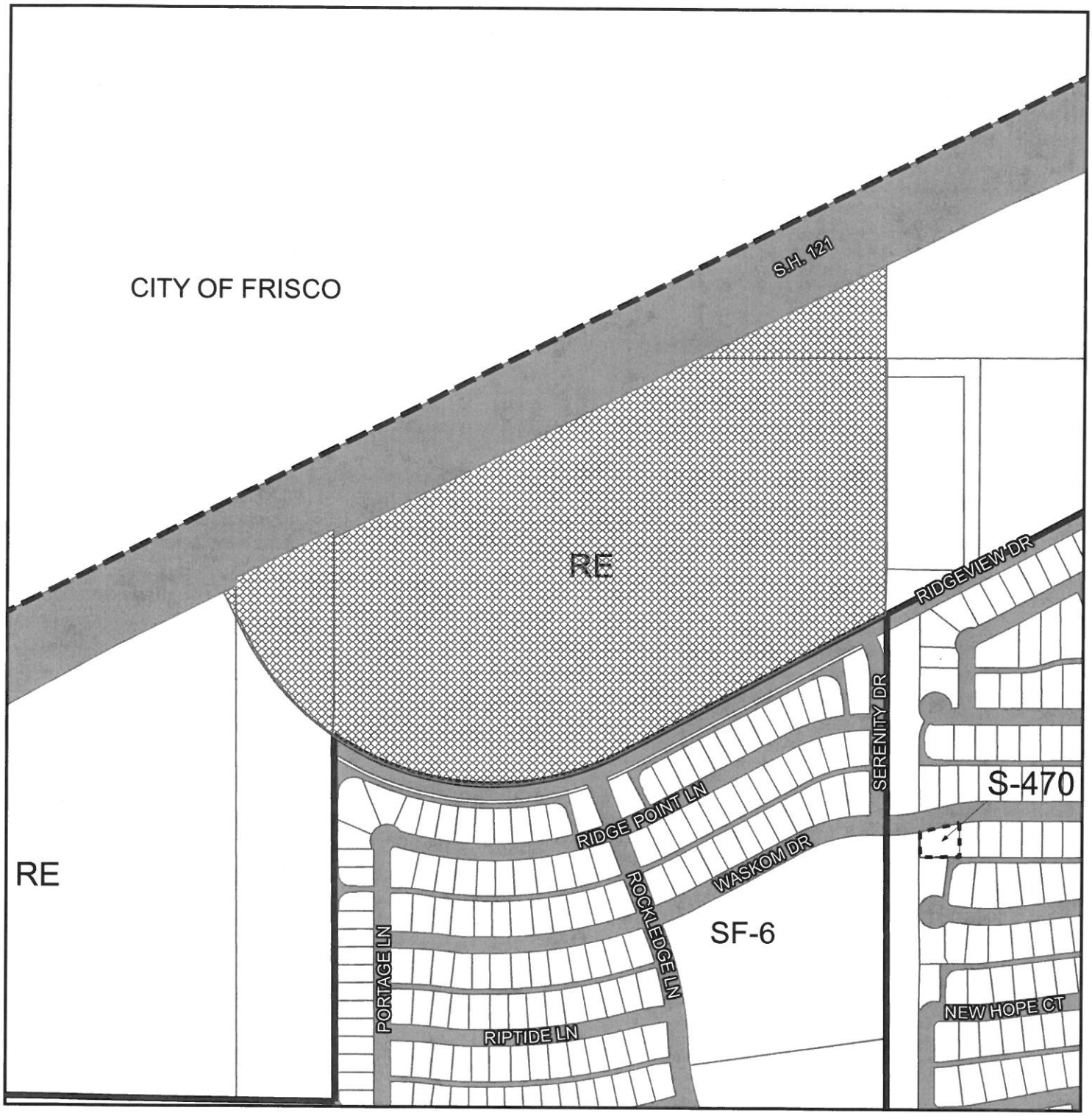
REMARKS:

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

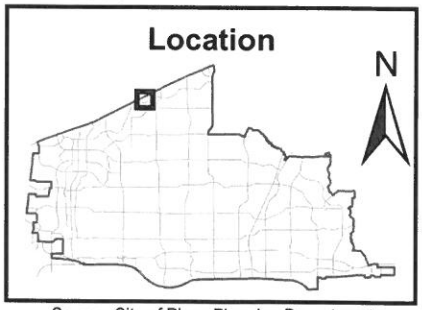
Title: VILLAGES OF PRAIRIE COMMONS EAST

Zoning: REGIONAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT

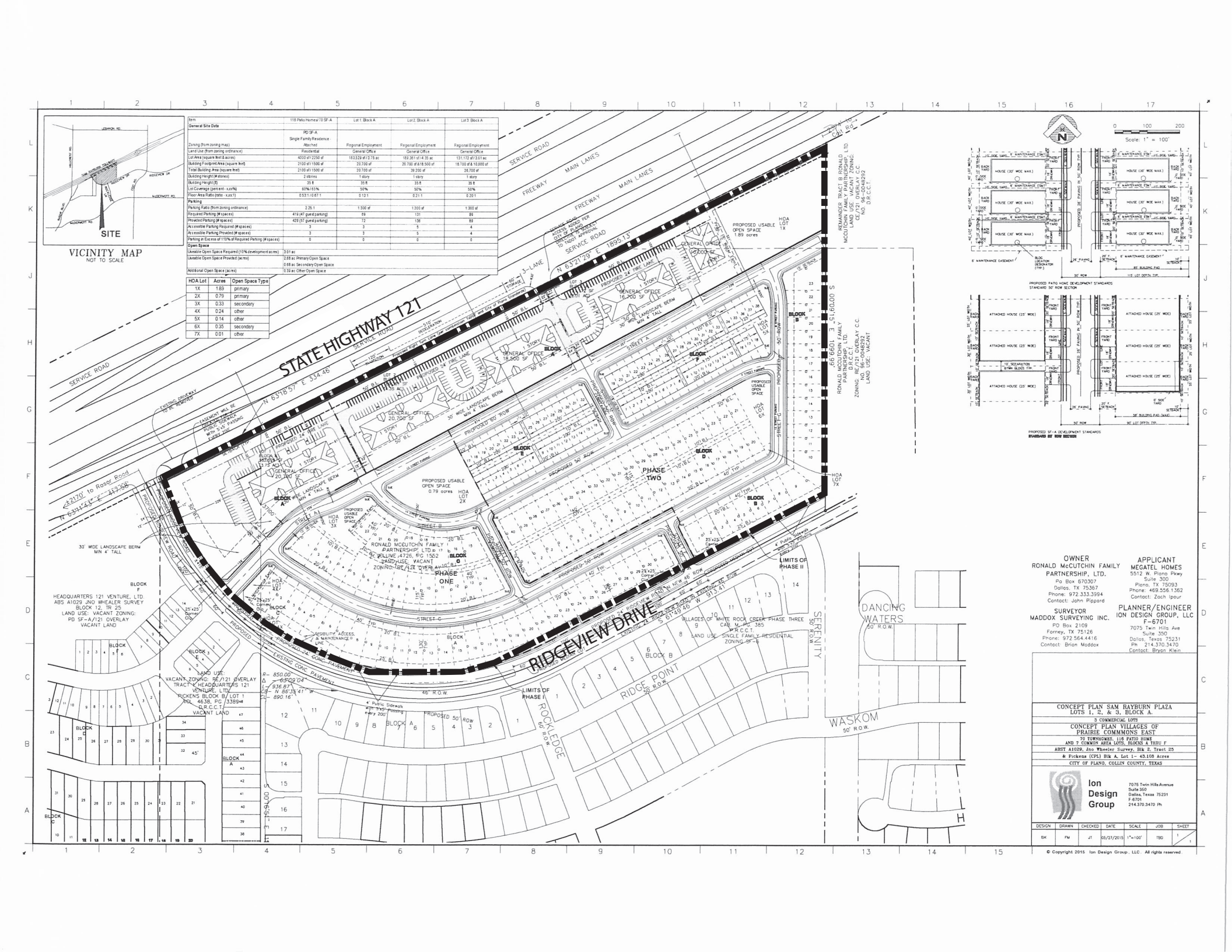
200' Notification Buffer
Subject Property
Zoning Boundary
City Limits
Specific Use Permit
Right-of-Way

Plano

Location



Source: City of Plano Planning Department



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	169,361 sf / 4.35 ac	131,172 sf / 3.61 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 - x.xx%)	60% / 65%	50%	50%	50%
Floor Area Ratio (ratio - x.xx:1)	0.53:1 / 0.67:1	0.12:1	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-ms)	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

OWNER	RONALD McCUTCHIN FAMILY PARTNERSHIP, LTD. Po Box 670307 Dallas, TX 75367 Phone: 972.333.3994 Contact: John Pippard
SURVEYOR	MADDOX SURVEYING INC. PO Box 2109 Forney, TX 75126 Phone: 972.564.4416 Contact: Brian Maddox
APPLICANT	MEGATEL HOMES 5512 W. Plano Pkwy Suite 300 Plano, TX 75093 Phone: 469.556.1362 Contact: Zach Ipour
PLANNER/ENGINEER	ION DESIGN GROUP, LLC F-6701 7075 Twin Hills Ave Suite 350 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 COMMONS 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

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	05/27/2015	1"=100'	TBD	1

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