

May 14, 2013

Public Hearing - Zoning: Stonebryck Manor Phase Two (Z13-0005)
Owner(s): Frisco Corner 116 Joint Venture

DESCRIPTION:

A request to rezone 10.5± acres on the northeast corner of Rolater Road and Hillcrest Road from Retail to Single Family-7. Neighborhood #18. MW

HISTORY:

Ordinance No. 93-06-03 – Zoned the property Planned Development-12/Single Family/Multifamily/Business Center.

Ordinance No. 12-09-51 – Amended Planned Development-12, rezoning the Business Center tract (subject tract) to Retail.

CASE OVERVIEW:

The applicant is requesting to rezone the property to allow for a single-family residential development. This request is similar to the Stonebryck Manor Phase 1 request on the southeast corner of Hillcrest Road and Rolater Road that was approved in 2012. The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Residential	Planned Development-12-Single Family-7	Residential
East	Residential	Duplex	Residential
South	Developing Residential (Stonebryck Manor, Ph1)	Single Family-7	Retail/Residential
West	Retail	Planned Development-37-Retail	Retail

The 2006 Comprehensive Plan

Natural Resources – The Comprehensive Plan does not identify any floodplain/wetland areas or sensitive habitats on the property.

Future Land Use Plan – The Future Land Use Plan designates a retail node at the intersection of Hillcrest Road and Rolater Drive. Retail nodes shown at intersections are intended to depict a maximum of two corners retail. Three corners at this intersection are zoned for retail uses; therefore, reducing the amount of retail at this intersection is appropriate.

Parks, Recreation & Open Space Master Plan – A hike and bike trail is shown on the Hike & Bike Master Plan along Hillcrest Road.

Transportation Strategy

- **Thoroughfare Plan** – Hillcrest Road and Rolater Drive, six-lane major thoroughfares, are adjacent to the site.
- **Traffic Impact Analysis** – A Traffic Impact Analysis is not required since the request for single family zoning represents a decrease in the number of trips compared to the trips generated by a Retail development.
- **Access** – Access to the development will be provided from Hillcrest Road and Rolater Drive.

Existing Utilities

- **Water** – There is a 16-inch waterline along Hillcrest Road and a 12-inch waterline along Rolater Drive. Service will need to be extended into the site at the time of development.
- **Sanitary Sewer** – A 10-inch sanitary sewer line exists along Hillcrest Road. Service will need to be extended into the site at the time of development.

Schools – The property is within the Frisco Independent School District. Shawnee Trail Elementary, Gunstream Elementary, Wester Middle School and Centennial High School are in the immediate vicinity of the property. Frisco Independent School District has not indicated a need for an additional school on this site.

SUMMARY:

The applicant is requesting to rezone the property from Retail to Single Family-7. This tract is too small for a viable retail development, and the transition to residential uses is appropriate. Staff is in support of this request.

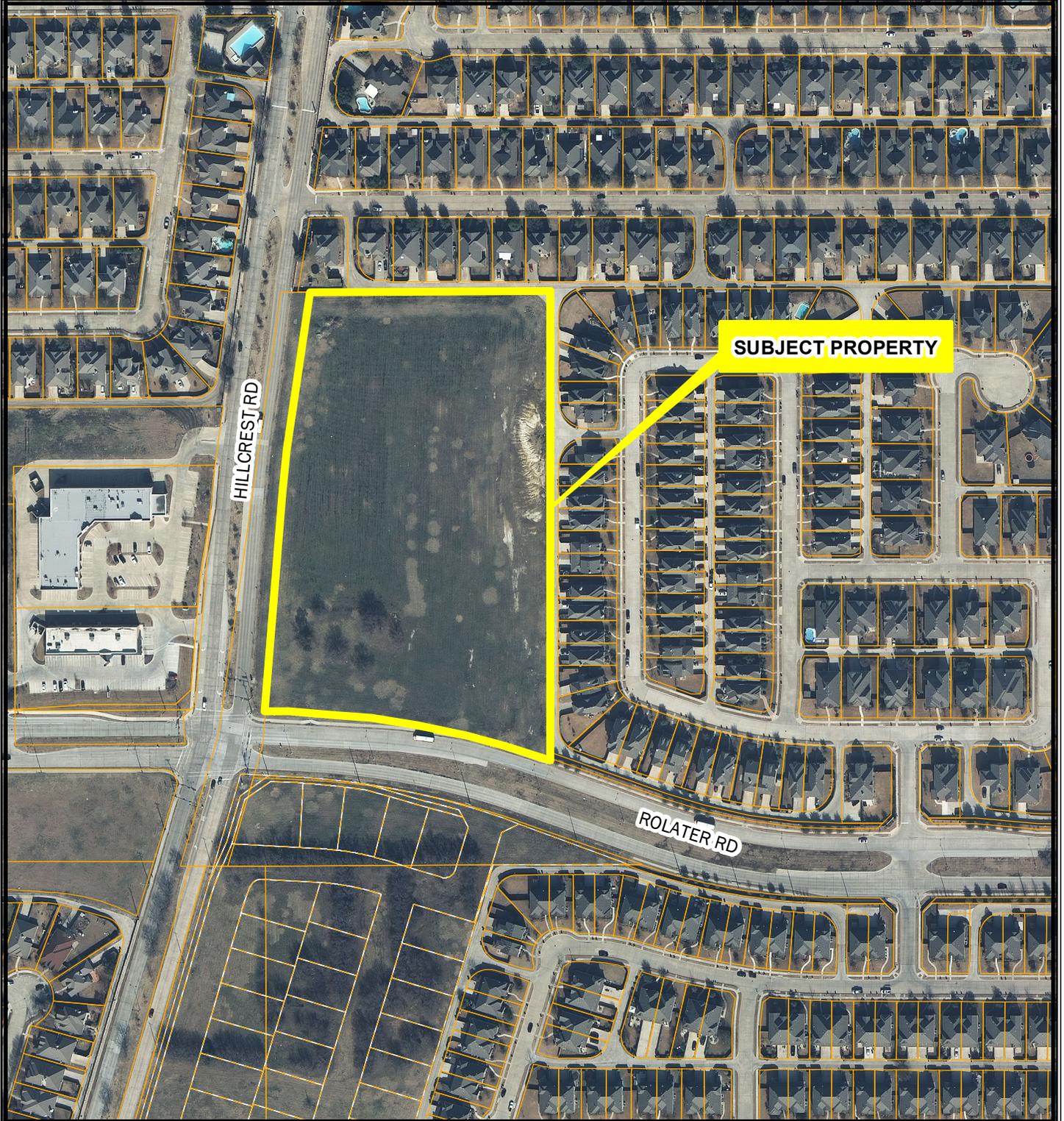
RECOMMENDATION:

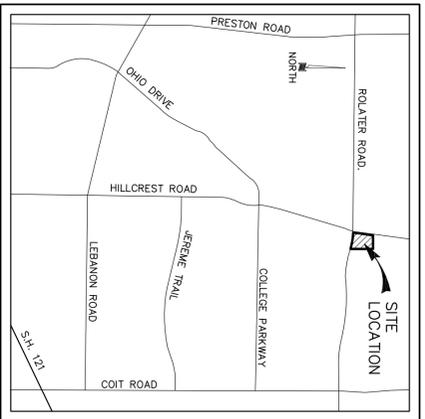
Recommend approval as Single Family-7.

Z13-0005

Stonebryck Manor

Phase 2





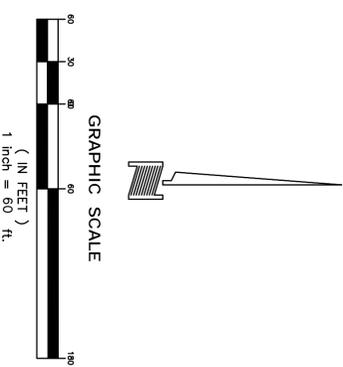
LEGAL DESCRIPTION
 Being a tract of land out of the J.M. Bounds Survey, Abstract No. 77 in the City of Frisco, Collin County, Texas; said tract being a portion of that tract of land conveyed to Frisco Corner 116 Joint Venture, by Foreclosure Sale Deed recorded in Volume 4411, Page 1128, Deed Records, Collin County, Texas; said tract being more particularly described by metes and bounds as follows: BEGINNING at a point in the center Hillcrest Road, as created by the right-of-way Deed recorded in Volume 4919, Page 949, Deed Records, Collin County, Texas, for the northwest corner of this tract;

THENCE South 89 degrees 48 minutes 26 seconds East, a distance of 50.47 feet, to a 1/2" iron rod found for the southwest corner of Lot 1R, Block 4, Fairfield Estates, Phase One, an addition to the City of Frisco, Collin County, Texas according to the plat thereof recorded in Cabinet L, Slide 279, Map Records, Collin County, Texas; said point being on the east line of Hillcrest Road (a 100-foot wide public right-of-way), continuing with the south line of said Lot 1R, at a distance of 88.37 feet pass a 5/8-inch iron rod found for the southeast corner of said Lot 1R and the southwest corner of a variable width alley created by the Final Plat of Fairfield Estates, Phase One, an addition to the City of Frisco, Collin County, Texas according to the plat thereof recorded in Cabinet O, Slide 47, Map Records, Collin County, Texas; continuing with the south line of said alley, in all a distance of 505.01 feet to a cut "X" in concrete found for corner; said point being also the intersection of said alley's south line with the west line of a variable width alley created by the Final Plat of Preston Vineyards North, an addition to the City of Frisco, Collin County, Texas according to the plat thereof recorded in Cabinet O, Slide 47, Map Records, Collin County, Texas;

THENCE, South 00 degrees 11 minutes 04 seconds West, with said alley's west line, passing at a distance of 835.40 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES INC RPLS 4804" set for the most southerly southwest corner of said Preston Vineyards North; said point being also on the north line of Rolater Drive (a variable width public right-of-way), continuing in all, a distance of 899.00 feet to the approximate centerline of Rolater Drive (the deed recorded in Volume 4919, Page 953, Deed Records, Collin County, Texas recording the right-of-way cap's signature from said City of Frisco, Collin County, Texas; continuing with the south line of said alley, in all a distance of 505.01 feet to the east of the constructed improvements of Rolater Drive and geometric construction described in the plans for "Rolater Road 42" Waterline, Project No. CIP03-0023" obtained from and prepared for the City of Frisco by CH2MHILL dated April 2009);

THENCE, North 70 degrees 26 minutes 42 seconds West, with said centerline, a distance of 104.26 feet to a point for the beginning of a tangent circular curve to the left having a radius of 1000.00 feet;
 northwesterly, with curve to the left, through a central angle of 16 degrees 19 minutes 12 seconds, an arc distance of 284.84 feet (chord bears North 78 degrees 36 minutes 18 seconds West, 283.88 feet) to a point for the end of said curve;
 North 86 degrees 45 minutes 55 seconds West, a distance of 204.17 feet to the intersection of said centerline with the centerline of the above mentioned Hillcrest Road for the southwest corner of this tract;

THENCE, with the centerline of said Hillcrest Road, the following three (3) courses and distances:
 North 04 degrees 00 minutes 00 seconds East, a distance of 455.63 feet to a point for the beginning of a tangent circular curve to the right having a radius of 1000.00 feet;
 northeasterly, with said curve to the right, through a central angle of 03 degrees 31 minutes 50 seconds, an arc distance of 61.62 feet (chord bears North 06 degrees 15 minutes 02 seconds East, 61.61 feet) to a point for the end of said curve;
 North 08 degrees 00 minutes 58 seconds East, a distance of 285.21 feet to the POINT OF BEGINNING;
 CONTAINING, 456,907 square feet or 10.489 acres of land, more or less.



NOTES
 1. NO PORTION OF RESIDENTIAL LOTS ON THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS.

**EXHIBIT A: FOR Z13-0005
 STONEBRYCK MANOR PHASE TWO**
 10.48 ACRES

AN ADDITION TO THE CITY OF FRISCO
 J.M. BOUNDS SURVEY ~ ABSTRACT NO. 77
 COLLIN COUNTY, TEXAS

MARCH 2012 SCALE: 1"=60'
 OWNER
 FRISCO CORNER 116 JOINT VENTURE
 12222 MERTI DRIVE SUITE 1500
 DALLAS, TX 75251
 972-960-1001
 CONTACT: SHIRLEY OGDEN

DEVELOPER
 RATLUFF DEVELOPMENT, LLC
 1740 MIDWAY ROAD
 LEWISVILLE, TEXAS 75056
 PH: 972-436-2508
 FAX: 972-221-9905
 CONTACT: BRYAN A. ROBERTSON

ENGINEER/SURVEYOR
DOWDEY ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 9729316664
 STATE REGISTRATION NUMBER E399
 CONTACT : MICHAEL DOWDEY, P.E.