

November 8, 2016

Public Hearing - Zoning: King Ranch Turfgrass (Z16-0025)
Owner(s): King Ranch Turfgrass

DESCRIPTION:

A request to rezone 5.5± acres on the north side of Rockhill Parkway, 425± feet east of Preston Road from Agricultural to Retail. Zoned Agricultural. Neighborhood #2. SS

HISTORY:

Ordinance No. 04.03.20- Annexed on March 24, 2004 and zoned the property to Agricultural.

CASE OVERVIEW:

The applicant is requesting to rezone from Agricultural to Retail. A portion of the property is currently used as a contractor’s yard, both the building and the use are non-conforming.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Equestrian Facility, Single Family	Planned Development-198-Townhome	Suburban Neighborhood
East	Church	Planned Development-198-Townhome	Suburban Neighborhood
South	Vacant	Commercial-1	Suburban Neighborhood
West	Retail	Retail	Commercial Node

THE COMPREHENSIVE PLAN:

Future Land Use Plan – The Future Land Use Plan (FLUP) designates Suburban Neighborhood uses for the property. This request does not comply with the FLUP. There are circumstances unique to this property as to why single family uses are challenging:

The property contains 5.5± acres about 1.5±, the acres is dedicated as an Oncor easement that cannot be developed; leaving 4.0± acres for development. The abutting residential property did not stub a street to this site where it could have been an extension of this Rockhill at Preston neighborhood. Coupled with the fact that this property has 330± feet depth, the development of this property will require 30± feet of ROW dedication leaving 300± feet of

depth. The typical single family lot depth is 115± feet with ROW dedication for an internal street being 60± feet. This does not take into account the 25 foot landscape buffer required along Rockhill Parkway.

Furthermore, with the Oncor easement cutting diagonally across the property, an acute angle is formed further restricting the single family development potential of this site. (See Exhibit 1)

Thoroughfare Plan – The Thoroughfare Plan shows Preston Road and Rockhill Road as major thoroughfares.

Traffic Impact Analysis (TIA) –Traffic Engineering did not require a TIA

Access – Access will be provided from Rockhill Parkway.

Existing Utilities

- **Water** – There is a 30-inch water line on the south side of Rockhill Parkway.
- **Sanitary Sewer** – There is an 8-inch sanitary sewer line that stubs out to the property line of the adjacent property to the north.

Schools – The property is located within the Prosper Independent School District (PISD). PISD has not indicated a need for a school at this location.

Parks – The Hike and Bike Trail Master Plan shows a proposed on-street bike route along Rockhill Parkway. The Master Plan also shows an off-street trail along the north side of Rockhill Parkway. These alignments will be finalized with the submittal of a site plan and associated easements will be dedicated on the final plat.

Public Input - There was no public input received in regards to this zoning case.

RECOMMENDATION:

Staff recommends approval as submitted.