

October 8, 2013

Public Hearing - Zoning: Estates at Willow Bay (Z13-0011)
Owner(s): AJW Development, LLC.

DESCRIPTION:

A request to rezone 2.5± acres on the south side of Eldorado Parkway, 45± feet west of Fragrant Way from Agricultural to Single Family-7. Zoned Agricultural. Neighborhood #14. RC

HISTORY:

Ordinance No. 99-08-48 – Annexed 3.03± acres to the City, including the tract under consideration.

CASE OVERVIEW:

The applicant is requesting to rezone the property to Single Family-7 in conformance with the Comprehensive Plan. This property has been under single ownership since its annexation and was omitted from Ordinance 99-30-29 which established the adjacent surrounding single family zoning. Even though a preliminary plat has not been submitted, it is anticipated that approximately eight (8) single family lots can be accommodated on this site. The exact number of lots will be determined during the preliminary platting process.

The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Residential	Single Family-8.5	Residential
East	Residential	Single Family-7	Residential
South	Residential	Single Family-8.5	Residential
West	Vacant	Planned Development-6-Retail	Residential

2006 Comprehensive Plan

Natural Resources – The Comprehensive Plan identifies that no flood plain exists on the property.

Future Land Use Plan – The Future Land Use Plan (FLUP) designates residential uses for the property. The request complies with the Future Land Use Plan.

Parks, Recreation & Open Space Master Plan – The Hike and Bike Master Plan indicates a hike and bike trail along Eldorado Parkway.

Transportation Strategy

- **The Thoroughfare Plan** – The property is adjacent to Eldorado Parkway, a major thoroughfare, yet will not have direct access to this street.
- **Traffic Impact Analysis** – A Traffic Impact Analysis (TIA) was not required because the request complies with the Comprehensive Plan.
- **Access** – Access will be provided from Oleander Drive, a neighborhood street, via Hot Springs Lane and Fragrant Drive within Villages at Willow Bay South Phase 1. Oleander was designed to be extended into the subject site upon development.

Existing Utilities

- **Water** – An 8” water line is stubbed for service at the end of Oleander Drive to the south within the Villages at Willow Bay South subdivision.
- **Sanitary Sewer** – An 8” sewer line is stubbed for service at the end of Oleander Drive to the south within the Villages at Willow Bay South subdivision.

Schools – The property is located within the Frisco Independent School District and will be served by schools in the area.

SUMMARY:

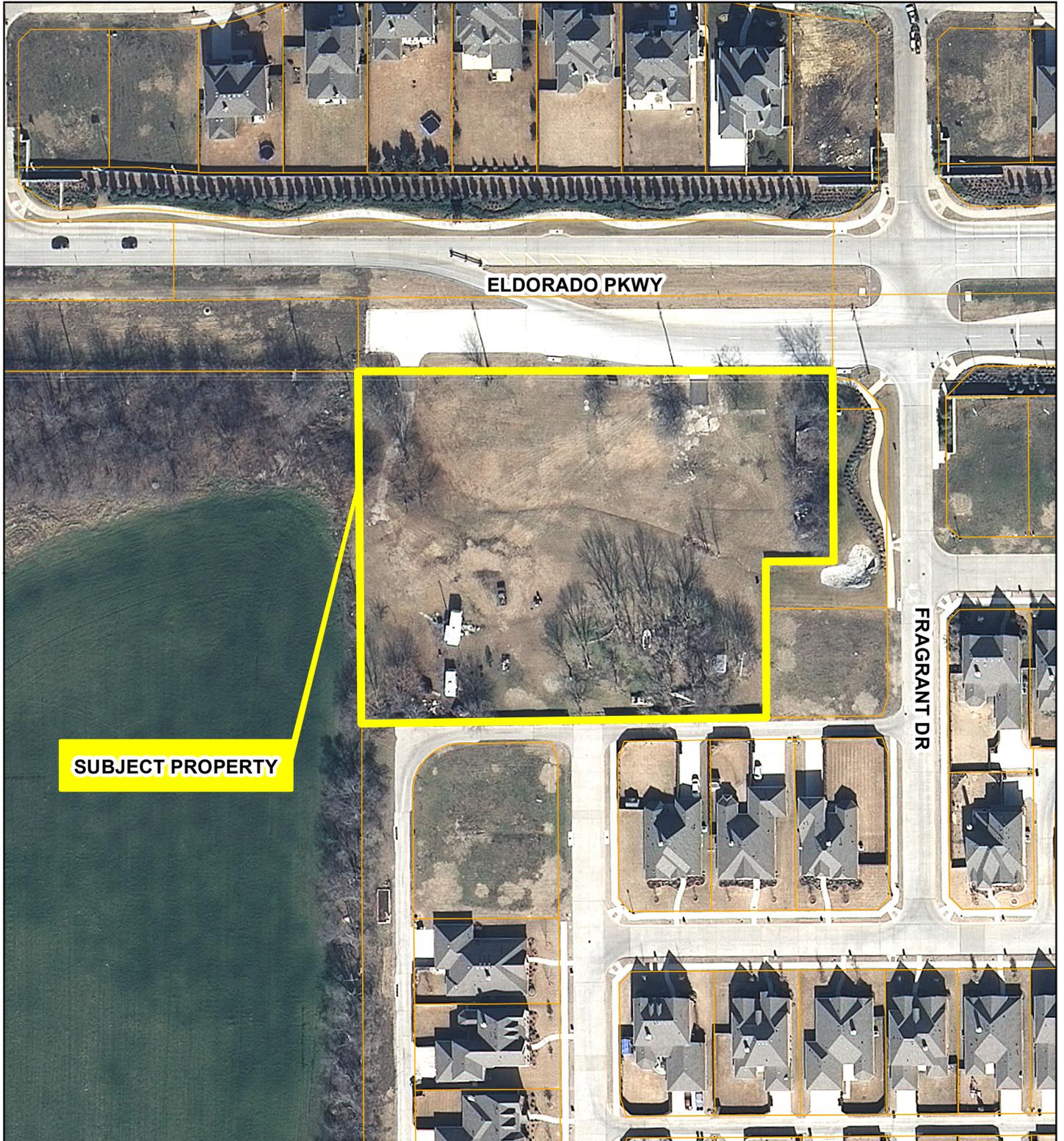
Staff supports this zoning request, as it will allow the tract to be zoned consistently with the surrounding properties and the request conforms to the Comprehensive Plan.

RECOMMENDATION:

Recommended for approval as Single Family-7 zoning.

Z13-0011

Estates at Willow Bay

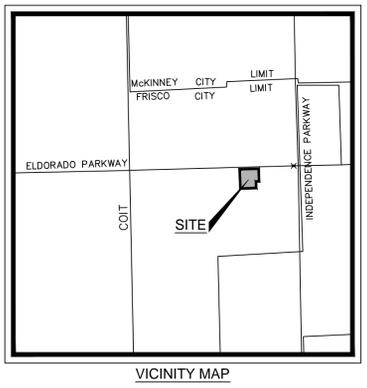
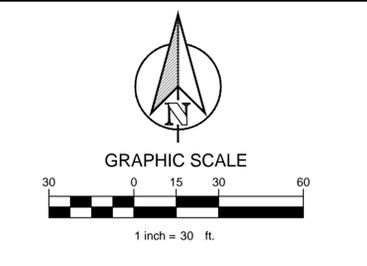
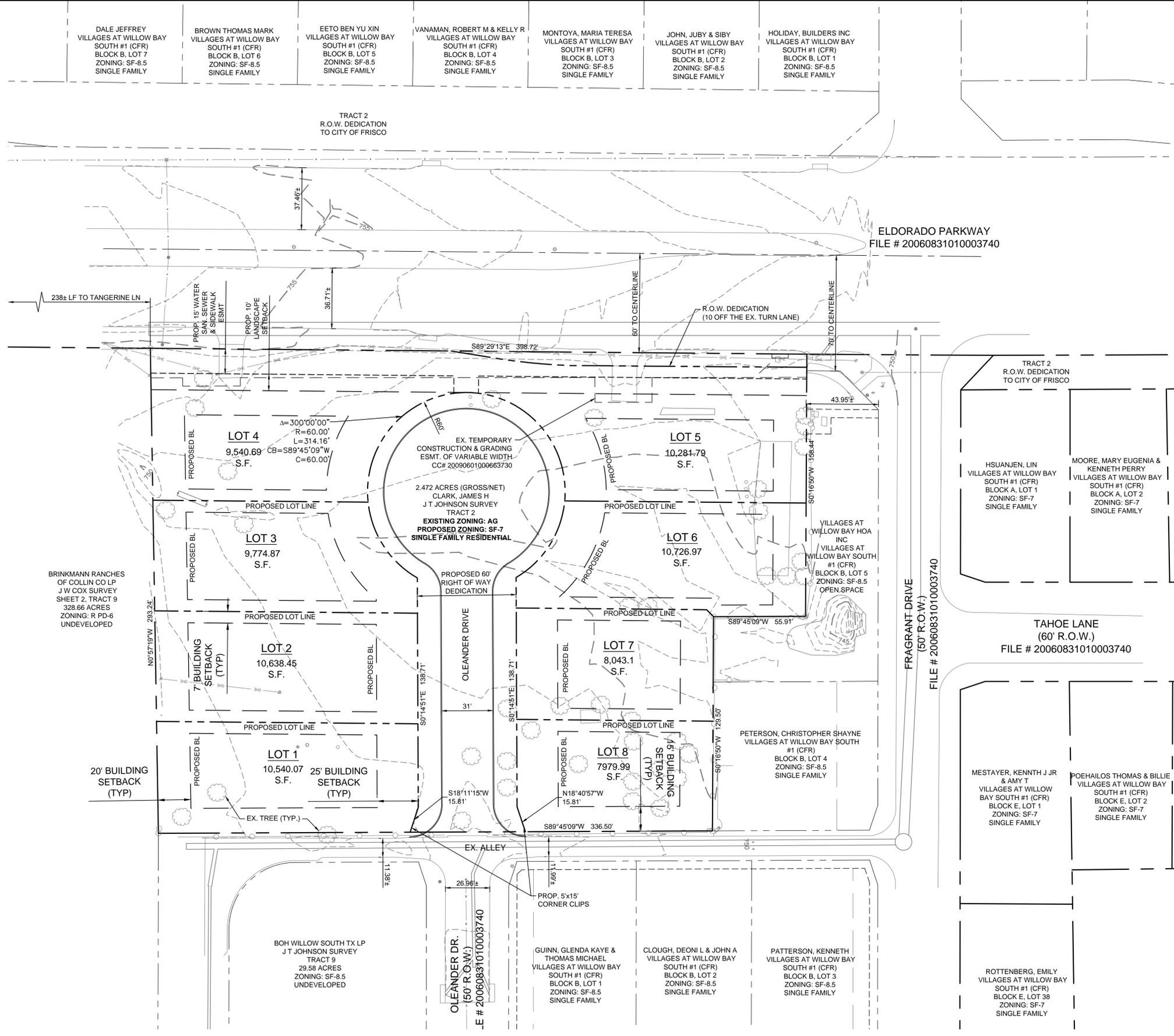


SUBJECT PROPERTY

ELDORADO PKWY

FRAGRANT DR

PLOTTED BY: DREW
 PLOT DATE: 9/24/2013 4:44 PM
 LOCATION: \\CLAYMOORE\PROJECTS\MARKETING\FRISCO ELDORADO PKWY RESIDENTIAL\CADD\EXHIBIT\FRISCO EL DORADO REZONE EXHIBIT A.DWG
 LAST SAVED: 9/23/2013 3:52 PM



FLOODPLAIN NOTE
 ACCORDING TO MAP NO. 48085C0245J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (SHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

SITE DATA TABLE	
GROSS SITE ACREAGE	2.472 AC
NET SITE ACREAGE	2.012 AC
PROPOSED DENSITY	
8 SINGLE FAMILY LOTS	

EXHIBIT A: FOR Z13-0011	
OWNER: AJW DEVELOPMENT, LLC 2611 ROSS AVENUE #2003 DALLAS, TX 75201 PH: 469.396.7921	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1105 CHEEK SPARGER RD, SUITE #1 COLLEYVILLE, TX 76034 PH: 817.281.0572	
SURVEYOR: AJ BEDFORD GROUP INC. 301 N. ALAMO RD ROCKWALL, TX 75087 PH: 972.722.0225	
LEGAL DESCRIPTION: 2.472 AC TRACT 2 J T JOHNSON SURVEY	
CITY: FRISCO	STATE: TEXAS
COUNTY: COLLIN	SURVEY: J T JOHNSON
ABSTRACT NO. A0490	



ESTATES AT WILLOW BAY
ELDORADO PKWY & FRAGRANT WAY
FRISCO, TX

NO.	DATE	REVISION	BY

ZONING EXHIBIT A

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	MAM
DATE:	9/4/2013
SHEET	Z-1