

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Spencer Estate, Lot 1R & 2, Block A, Replat

P&Z HEARING DATE: October 19, 2023

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: North side of Deforest Road, 160 feet east of Prestwick Court at 724 Deforest

SIZE OF AREA: 4.2 acres of property

CURRENT ZONING: SF-12 (Single Family-12)

REQUEST: A residential replat to divide an existing single-family lot into two single-family lots.

APPLICANT:

Property Owner: Anthony Spencer 724 Deforest Road Coppell, Texas 75019 Stonecorner933@gmail.com	Engineer: Michael Doggett Kimley-Horn and Associates, Inc. 260 East Davis Street, Suite 100 McKinney, Texas 75069 Michael.Doggett@Kimley-Horn.com
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HISTORY: A minor plat was approved on October 8, 2013. The existing residence was built in 2014.

HISTORIC COMMENT: There is no historic significance on the subject property.

TRANSPORTATION: Deforest Road is a 28-foot, two-lane concrete roadway within a 50-foot right-of-way.

SURROUNDING LAND USE & ZONING:
North- Peninsulas of Coppell; PD-132-SF-9
South- Raintree Village; PD-137-SF
East- St. Andrews Estates; SF-12
West- Prestwick; SF-12

COMPREHENSIVE PLAN:
Coppell 2030, A Comprehensive Master Plan, designates this area for Residential Neighborhood.

DISCUSSION:

In 2013, the minor plat for the lot for the existing residence was approved. The property was one of the last remaining undeveloped parcels along Deforest Road. When the subdivisions were planned abutting to the east and west, it was anticipated that this property would have been developed for several single-family lots. To support a multi-lot development, Stonewick Lane was required to be stubbed out from both abutting subdivisions. However, given that only one residence was constructed, the extension of the road through the property was not required. The stub out on the west side of the subdivision is proposed to serve as access for the existing residence on proposed Lot 1R and access will be obtained from Deforest for Lot 2.

This plat includes a waiver to the alley requirement and depicts the existing utility easements that were previously dedicated. A tree preservation plan is included which shows the preservation of all trees on site.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Spencer Estate, Lots 1R & 2, Block A, Replat, subject to the following condition:

1. Additional comments may be generated upon detailed engineering review.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Replat
2. Tree Survey