

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Stringfellow Addition, Lots 2A, 2B & 3A, Block A, Replat**

**P&Z HEARING DATE:** February 17, 2022

**STAFF REP.:** Mary Paron-Boswell, Sr. Planner

**LOCATION:** Southwest quadrant of Sandy Lake Road and Moore Road

**SIZE OF AREA:** 0.936 acres of property

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

**REQUEST:** A Replat of Lots 2 and 3, Block A, Stringfellow Addition to create a total of three residential lots and associated easements for the construction of three single-family homes.

<b>APPLICANT:</b>	Owner:	Owner:	Surveyor:
	Wes Atwood	Curt & Andrew Eley	Barry S. Rhodes
	Atwells Home Investors, LLC.	Renovating Texas, LLC	Burns Surveying
	603 Alder Ct	10804 Sexton Dr.	1529 East Interstate 30
	Coppell, Texas 75019	McKinney, Texas 75072	Garland, Texas 75043
	517-803-9798	972-814-4767	214-326-1090
<a href="mailto:wes@atwellshomeinvestors.com">wes@atwellshomeinvestors.com</a>	<a href="mailto:jdockery@bokapowell.com">jdockery@bokapowell.com</a>	<a href="mailto:plattin@burnssurvey.com">plattin@burnssurvey.com</a>	

**HISTORY:** This property is currently Lots 2 and 3, Block A, of the Stringfellow Addition, a residential subdivision filed in 1961. Since the initial subdivision, different portions have been replatted. Nash Manor divided one of the original lots into multiple lots, and the Stringfellow Addition Replat amended the lot lines between Lots 4 & 5, Block B. The property to the north was replatted in July 2005, to allow for the construction of the Nationwide Insurance Office on Lot 1R, Block A. A Replat for the Ark Church, located on the southwest corner of Holly and Sandy Lake Road, was approved as Lot 1R, Block B. In 2008, Lot 9R, Block A was rezoned and replatted to allow for a medical office. The subject property did have a residence on it which has since been demolished.

**HISTORIC COMMENT:** There is no historical significance attached to this property.

**TRANSPORTATION:** Sandy Lake Road is a four-lane divided thoroughfare, built generally within 100-feet of right-of-way. Moore Road is a two-lane undivided road in a 60-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**  
North: Office building – PD-203R-R (Planned Development 203 Revised- Retail)

South: Single-Family Residence – SF-12 (Single-Family Residential - 12)  
East: Retail Center, Vacant Lot, Pre-School/Daycare Facility - R (Retail)  
West: Single-Family Residence – SF-12 (Single-Family Residential - 12)

**COMPREHENSIVE PLAN:** The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable Neighborhood Center Retail.

**DISCUSSION:** This is a simple residential replat request. The property was originally platted for two residences and is being requested to be replatted into three lots which meet the SF-12 requirements. Each lot is approximately 90'x150' and backs up to other single-family residential lots.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending approval of Stringfellow Addition, Lot 2A, 2B and 3A, Block A, Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. A Tree Removal Permit will be required prior to the removal of any trees. Tree mitigation fees will be calculated and due at that time.
3. Park fees in the amount of \$1,285 are due prior to filing the plat.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat