

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Red Hawk Addition, Lot 1R, Block A, Replat

P&Z HEARING DATE: February 20, 2014

C.C. HEARING DATE: March 11, 2014

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: NWC of Bethel School Road and Blackburn Drive (131 & 135 Blackburn Dr.)

SIZE OF AREA: 0.7 acres of property

CURRENT ZONING: PD-241-SF-C (Planned Development-241-Single Family-Commercial)

REQUEST: A replat of Lots 1 & 2, Block A, into one lot to allow the construction of one single-family home.

APPLICANT: Creststone Group, LTD
David Hayes on behalf of Terry Holmes
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HISTORY: In 2009, the zoning was changed on this property from Office to PD-241, which allowed 54 single-family homes, two office sites and preservation of a historic cemetery. Since that time, the subdivision has been developed with streets, landscaping, lighting, a model home and 13 houses are either completed or under construction. A 7,800-square-foot medical office building has been constructed at the northwest corner of Bethel School and Denton Tap Roads.

In August 2013, the Planning and Zoning Commission recommended denial of a request to amend this PD to allow swimming pools and other structures (not to exceed 6 foot in height) to be constructed within a portion of the “ten-foot No Tree Disturb Area” along the northern property line of this subdivision.

HISTORIC COMMENT: The request area does not have historic significance although the Historic Bullock Cemetery is included in the original overall development plan and will be preserved.

TRANSPORTATION: Denton Tap Road is an improved P6D, six-lane, divided, concrete roadway built within a 110-foot right-of-way. Bethel School is built to standard in a 55-foot right-of-way. The interior streets are 28 feet wide concrete roads with mountable curbs within 50 foot rights-of-way.

SURROUNDING LAND USE & ZONING:
North: single-family homes; PD-241-SF
South: Ace Hardware store; C
East: medical office; PD-241-C
West: single-family homes; PD-95, SF-7

COMPREHENSIVE PLAN: The *Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for residential neighborhood uses.

DISCUSSION: This request is to replat two single family lots into one lot at the entry into this subdivision. This 0.7 acre lot (30,533 sq. ft.) has increased setbacks along Bethel School Road (20') and Blackburn Drive (15') to accommodate the entry wall feature at this corner. Given its location at the intersection of this collector street and the main road into this subdivision, with office building across the street, a larger home on this larger lot is appropriate and compatible with the surrounding development patterns.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:
Staff is recommending APPROVAL of Red Hawk Addition, Lot 1R, Block A, Replat, subject to the following condition:
1. Revise condition I) to reflect Lot 1R as herein being replatted.

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

ATTACHMENTS:
1. Replat