

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

North Lake Estates, Lot 17R, (Cavalry Construction), Replat

P&Z HEARING DATE: February 20, 2014

C.C. HEARING DATE: March 11, 2014

STAFF REP.: Matthew S. Steer, City Planner

LOCATION: NEC of Howell Drive and Southwestern Boulevard

SIZE OF AREA: 0.77 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A replat of Lots 17 & 18 of Northlake Estates to establish easements to allow an office building with a detached garage.

APPLICANT:

Owner/Applicant:

Didyk, Fuller, Jones & Lock, L.L.C.
6911 Breen Dr., Building C
Houston, Texas 77086
Phone: (281) 931-9900
Email: fjones@cavalryconstruction.com

Representative/Engineer:

JDJR Engineering
Jim Dewey
2500 Texas Drive, Suite 100
Irving, Texas 75062
Phone: (972) 252-5357
Email: jdewey@jdjr.com

HISTORY:

There has not been any recent development activity on this property other than the two drives between this property and Southwestern Blvd. constructed in 2011 with the reconstruction of Southwestern Boulevard. The subdivision was recorded in 1961. The homes to the north were constructed in the late 1960's and early 1970's. Per petition of the homeowners, the property to the north was rezoned in 2002 to Planned Development -198-Single Family -7. This gave the residences a "conforming" status to allow for legal site improvements and the associated insurance & financing requirements. This property was never rezoned and remains C (Commercial).

HISTORIC COMMENT: There is no historic significance documented for this property.

TRANSPORTATION: Howell Drive is a 24-foot unimproved local road within a 50-foot right-of-way. Farmers Branch Coppell (Former Southwestern) Road is proposed to be abandoned and incorporated as part of this site.

SURROUNDING LAND USE & ZONING:

North: Office & Residential; S-1129R-C (Special Use Permit -1129 Revised - Commercial)
& PD-198-SF-7

East: Vacant; C (Commercial)

South: Vacant; LI (Light Industrial)

West: Business; C (Commercial)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property suitable for Mixed Use Neighborhood Center which includes office uses.

DISCUSSION:

This is the companion request to the Site Plan. The replat is proposed to combine Lots 17 and 18 and to include the “Farmers Branch Coppell” (Former Southwestern Blvd.) right-of-way that is proposed to be abandoned and purchased by Cavalry Construction. There are two easements being dedicated, a 30-foot wide, 75-foot dead-end fire lane depicted that is acceptable to the Fire Department and a utility easement covering the former right-of-way. Staff recommends approval subject to three conditions listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request subject to the following conditions being addressed:

1. Additional comments may be generated upon detailed engineering review.
2. The recording information for the abandonment shall be written on the plat prior to recordation.
3. Include “Lot 17R, North Lake Estates” within the title block.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat