

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Old Coppel Estates Addition, Lots 3R2 and 4R2R, Block 1, Replat**

**P&Z HEARING DATE:** March 21, 2019

**STAFF REP.:** Marcie Diamond, Assistant Director of Community Development/Planning

**LOCATION:** 361 & 365 Hearthstone Lane

**SIZE OF AREA:** 0.73 acres of property

**CURRENT ZONING:** SF-9 (Single Family-9) and H (Historic)

**REQUEST:** A replat of a portion of Old Coppel Estates to reduce the size of Lot 4R2 (361 Hearthstone Lane) from 33,606 square feet to 16,270 square feet, by replatting 4,668 square feet into Lot 3 (365 Hearthstone Lane) and the remaining 12,668 square feet into Lot 1R2, Block 1 of the Vaughn Addition (412 W. Bethel Road)

**APPLICANT:**

<b>Applicants:</b> David and Fiona Barleggs 361 Hearthstone Lane Coppell, Texas 75019	Michael S. and Amy R. Curtis 365 Hearthstone Lane Coppell, Texas 75019
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**Surveyor:**  
Eddie Rodrigues  
Windrose Land Surveying  
220 Elm Street  
Lewisville, Texas 75075  
214-217-2544  
[eddie.rodriguez@WindroseServices.com](mailto:eddie.rodriguez@WindroseServices.com)

**HISTORY:** The original subdivision was platted in early 1996. Lots 3, 4, and 5, Block 1, Old Coppel Estates were replatted in November 2008 to add a 20-foot strip of land (4,490 total square-feet) from the Vaughan Addition to each lot's western boundary. In 2011, a replat of 361 Hearthstone, Lot 4R (current request area) and the lot abutting to the north, Lot 5R (357 Hearthstone) was approved which incorporated 0.9 acres from the northern portion the Vaughan Addition into the rear portion of these two existing these two lots. The H (Historic) District

remained on the rear portions of the lots, which were formally within the Vaughan Addition.

In 2012, PD-256-SF-9 was established to allow the expansion 369 and 373 Hearthstone (lots directly to the south of the current request area) into the .76 acres which was formally the utility building for a cable company. These lots were also replatted at that time.

**TRANSPORTATION:** Hearthstone Lane is a local 28-foot wide street built within a 50-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

North – residential; SF-9 (Single Family-9), and H (Historic)

South – residential; PD-256-SF-9 (Planned Development-256 -Single Family-9)

East – residential; SF-9 (Single Family-9)

West – undeveloped; H (Historic)

**COMPREHENSIVE PLAN:** The *Comprehensive Plan* shows the property suitable as a Residential Neighborhood.

**DISCUSSION:** This property, and the adjacent properties have a long history of platting, and replatting to accommodate the property owners' desires for their properties. The owner of 361 Hearthstone Lane is selling their property and is proposing to reduce it's size from 0.793 acres to 0.373 acres, and increasing the lot to the south (365 Hearthstone Lane) by 4,668 square feet. This proposed revised lotting pattern is appropriate from a zoning and platting perspective, whereas, the two residential lots along Hearthstone will be the same depth as the two residential properties to the south. The companion request to rezone the rear portions of these properties to SF-9 to have consistent residential development regulations on the entire property is also appropriate. The final piece to this puzzle is the deletion of the 0.29 acres west of the new rear property lines and re-incorporate that land back into the Vaughn Addition (412 Bethel Road).

This is a residential subdivision, therefore, all replats are required to be considered at a public hearing where all property owners within 200 feet, within the original subdivision are notified. There were 16 notices sent.

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

Staff is recommending APPROVAL of Old Coppel Estates Addition, Lots 3R2 and 4R2R, Block 1, Replat with no outstanding conditions.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat