



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** June 11, 2013

**Reference:** Old Town (Main Street), Phase II, a replat for 64 patio-home lots and four common area lots on 8.64 acres of property located on the northeast corner of South Coppell Road and the drive leading to the Service Center

**2030:** **Business Prosperity, Sense of Community, Special Place to Live**

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### **Introduction:**

This property needs to be replatted from 5 Lots (Villages of Old Coppell Addition) and a portion of the Grapevine Springs Community Center plat into 64 residential and 4 common area lots to allow the construction of the second phase of the patio homes that are currently being developed on the west side of Coppell Road.

### **Analysis:**

On May 16, 2013, the Planning & Zoning Commission recommended approval of this request, subject to the following conditions:

1. There will be additional comments generated upon detailed engineering plan review.
2. Park Development fees are \$1,285 per unit.
3. A Tree removal permit is required prior to the start of construction.
4. A replat is needed for Grapevine Springs Community Center.
5. Replat of proposed Lot 14, Block A into the Coppell Service Center plat is needed.
6. Submit HOA documents showing maintenance responsibilities of common areas, walls, and fences.

### **Legal Review:**

This item did not require City Attorney review

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Department recommends Approval

**Attachments:**

Staff Report with Replat