

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Easthaven, Preliminary Plat

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: South side of S.H. 121, west of Denton Tap Road

SIZE OF AREA: 22 acres of property

CURRENT ZONING: R (Retail) – Proposed: PD-264-RBN-5

REQUEST: A preliminary plat to subdivide 22 acres into 58 single-family lots and (3) three common area lots.

APPLICANT:

Prospective Purchaser:

Frederick S. Phillips
Amalgamated Development, L.P.
5055 Keller Springs Rd # 170
Addison, Texas 75001
Fspj87@gmail.com

Engineer:

Mark Harris
Kimley-Horn & Associates, Inc.
5750 Genesis Court
Frisco, Texas 75034
mark.harris@kimley-horn.com

HISTORY:

The subject property was zoned Retail in 1983. In 2003, the designation on the *Comprehensive Land Use Plan* was changed from Light Industrial/Showroom Uses to Freeway Commercial. As part of the Council's action, although originally proposed to rezoned from Retail to Highway Commercial, per request of the neighbors, and as agreed to by the property owner, this property retained its R (Retail) zoning designation.

On the property abutting to the west, Council approved the Westhaven PD and Preliminary Plat to permit 297 single family homes, and 37 common area lots to be in accordance with the *Coppell 2030, A Comprehensive Master Plan*, which designates this property as suitable for Urban Residential Neighborhood. On February 12, 2013 City Council approved the Final Plat for Phase 1 of this development for 143 residential lots and 26 common area lots. On March 26th, the Westhaven PD was amended to reduce the rear yard setback from 50 feet from SH 121 R.O.W. to 45 feet on 11 lots.

TRANSPORTATION: State Highway 121 is a Freeway (Principal Arterial) built to standard, within a variable right-of-way.

SURROUNDING LAND USE & ZONING:

North- S.H. 121, HC (Highway Commercial), undeveloped
South - SF-9 & SF-12 – Copperstone, single family
East - PD-133R-SF-9 – Magnolia Park, single family
West - PD-255-SF – Westhaven (single family, under construction)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this property as suitable for **Urban Residential Neighborhood**, which is defined as areas to provide “for a wide variety of higher density residential uses (typically greater than four dwelling units per acre) that serve the needs of residents seeking alternatives to low and medium density single-family detached housing”.

DISCUSSION:

This is a companion request to the PD which establishes the lotting pattern, circulation and special conditions as required for this development. This exhibit is essentially the same as the Detail Site Plan, so similar conditions will be imposed.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Easthaven Preliminary Plat, subject to the following conditions:

1. There may be additional comments upon detail engineering review.
2. Revise the PD Conditions and Variances to reflect as incorporated in the PD Zoning.
3. Submission and approval of an off-site Easement, to be filed with the Final Plat, which establishes the temporary second point of access (all weather surface) to be provided for a period not to exceed two years, and further provides that after the two-year period, permanent (concrete) access will be constructed.
4. Provide stamped concrete at Easthaven Drive and the SH 121 Service Road.
5. Tree removal permit will be required prior to the removal of any trees.
6. Park Fees in the amount of \$1,280 per unit shall be assessed.
7. CLOMR approval prior to Final Plat approval.

ALTERNATIVES:

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

ATTACHMENTS:

1. Preliminary Plat