

P.O. Box 478  
Coppell, Texas 75019  
214-462-0022

January 6, 1995

TO: Board of Adjustment Member  
FROM: Greg Jones, Chief Building Official  
SUBJECT: Agenda Item Number 6

**PUBLIC HEARING:**

Consider a request for variance from Section 32-3 (1) of the City's Zoning Ordinances which concerns front yard setbacks on corner lots.

This variance is being requested by Danny Harris of Standard Pacific Homes for the property located at 902 Spyglass Cove.

**EXPLANATION:**

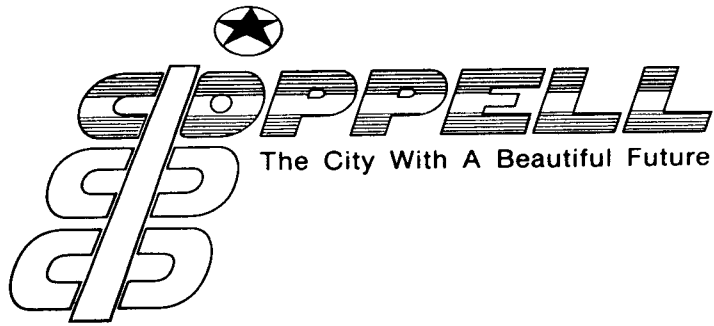
Mr. Harris is requesting a variance to allow the construction of a wrought iron fence that would extend twenty-five feet (25') past the twenty-five foot (25') platted front building line along Spyglass Drive. The City's Zoning Ordinance requires that front yard setbacks be observed along the frontage of both intersecting streets on corner lots, as such a fence would have to be set back twenty-five feet (25') along the frontage of both intersecting streets. If unsuccessful in this appeal, applicant would request that the Board consider an alternative option of a variance of ten feet (10') to the twenty-five foot (25') platted front building line to allow the construction of an open wrought iron fence to be set back fifteen feet (15') from the right-of-way along Spyglass Drive.

**STAFF RECOMMENDATION:**

While having two platted front yard setbacks may limit the available fenced area, on such key lots the developer does allow for this and increases the size of these lots accordingly. In this particular instance the developer was also Standard Pacific; however, staff recommends that the board consider the alternative option to allow for the wrought iron fence with a fifteen foot (15') setback from Spyglass Drive since having two platted front yard setbacks limits placement of the fence and therefore size of the available area for use with a pool.

**ATTACHMENTS:**

1. Application
2. Copy of Section 32-3 (1)
3. Letter
4. Drawings
5. Location Map



P.O. Box 478  
Coppell, Texas 75019  
214-462-0022

January 16, 1995

Danny Harris  
Standard Pacific Homes  
5535 MacArthur Blvd., Suite 500  
Irving, TX 75038

Dear Mr. Harris,

The City of Coppell Board of Adjustment heard your variance request on January 12, 1995, for the property located at 902 Spyglass Cove.

The Board voted to approve a variance of ten feet (10') to the twenty-five (25') front platted building line to allow construction of a 4 ft. open wrought iron fence to be set-back fifteen feet (15') from the right-of-way along Spyglass Drive for the property located 902 Spyglass Cove.

If I can be of further help to you in this project, please do not hesitate to call me at 462-9010.

Sincerely,

Greg Jones  
Chief Building Official

GJ/sf

APPLICATION - REQUEST FOR VARIANCE  
BOARD OF ADJUSTMENT  
CITY OF COPPELL

DATE: \_\_\_\_\_

I, the undersigned owner or \_\_\_\_\_ (option-holder, etc.), of the following described real property located in the City of Coppell, Texas, hereby make application for a request for a variance from the terms of Section \_\_\_\_\_ of the City of Coppell Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: \_\_\_\_\_

REQUEST: (if there is additional information which you feel would be helpful to the Board in making a decision, be sure to include this information in your request.)

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The attached checklist must be completed before your application will be considered by the Board.

A non-refundable application fee of \$50.00 is required at the time of application. A deposit of fifty dollars (\$50.00) is also required at the time of application. The deposit is charged for the variance sign that will be placed in your yard by city staff. Staff will pick up the sign the day after the public hearing is held for the variance. The deposit will be returned to the applicant if the sign is returned undamaged.

I have read this application form and understand that filing the application and paying the fees does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

<u>Pat Bond</u> Staff Member's Signature	11.8.94 Date	26934 Receipt Number
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\_\_\_\_\_  
Signature of Applicant Print Name

\_\_\_\_\_  
Mailing Address Telephone (Home) Telephone (Day Number)

# CHECKLIST - REQUEST FOR A VARIANCE BOARD OF ADJUSTMENT

To assist the Board of Adjustment in establishing the information necessary to make a decision regarding the request for a variance, please complete the following checklist:

1. Is your land or your building different from others around you?  
Yes corner lot (pie shaped)
2. Is your land or building useful for any purpose without the variance requested?  
NOT FOR POOL
3. What effect will the granting of this variance have on other property, on adjacent streets or to people passing by?  
NONE
4. If the variance is denied, how will the property be used?  
SFD
5. How is the property around you used?  
SFD
6. Who in your opinion will be affected by this change?  
NO ONE
7. Will traffic conditions be affected by the requested change?  
NO
8. What evidence do you anticipate offering in support of your position?  
plat + plot plan enclosed

Danny Harris  
Signature

11/7/94  
Date

Greg Jones  
City of Coppell

Mr. Jones,

Here are items requested for variance on fence location @ 902 Spyglass Cove. With the 25' Building line on the side of the home, it cuts out majority of the backyard. The homeowner has plans for swimming pool and the way it now stands, that is not possible. Your help in this matter would be greatly appreciated.

Thank you

Danny Harris  
Builder

Standard Pacific Homes

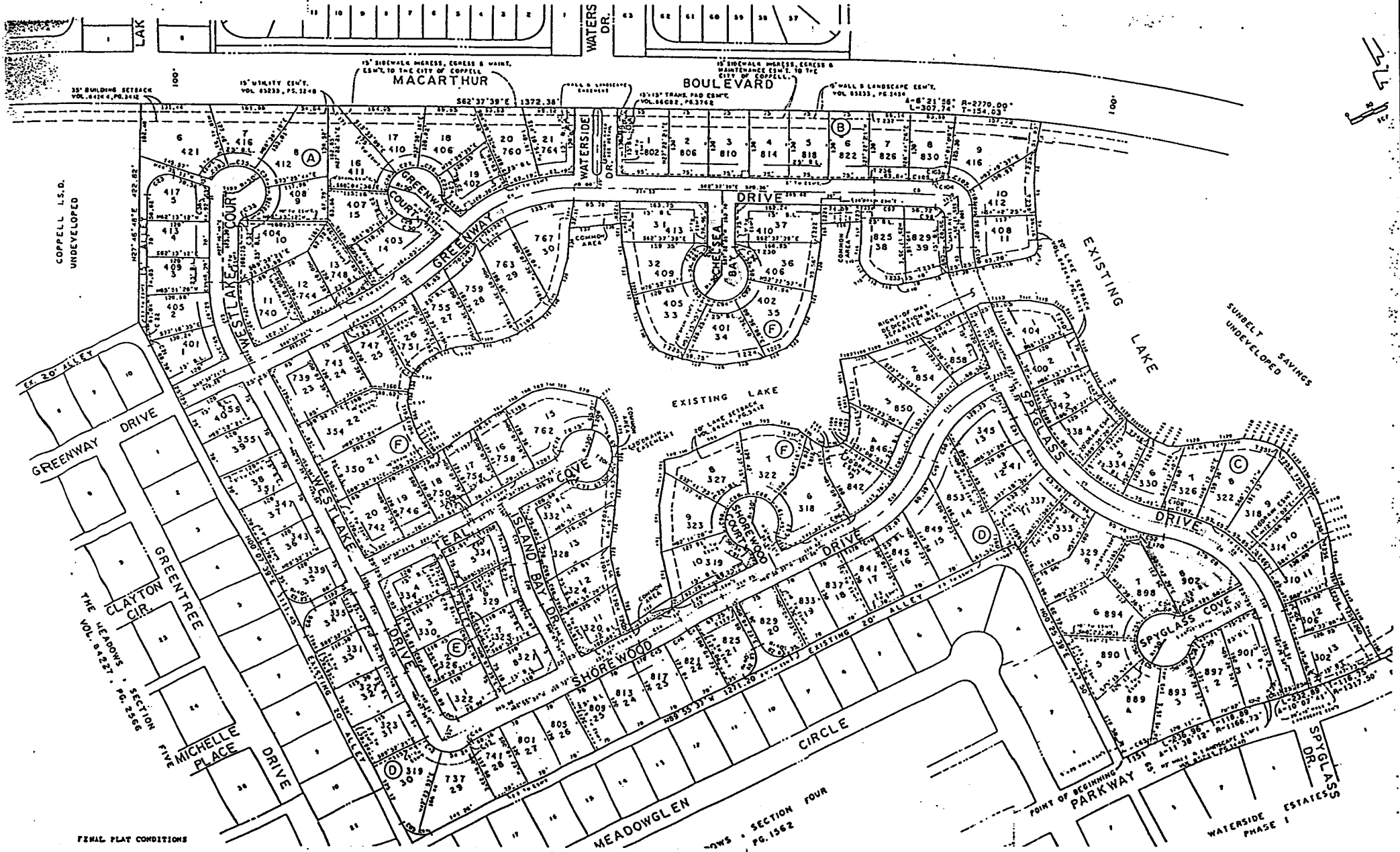
Any questions please call me @ office 393-3854  
or my pager is 204-7135

This fence is 4' Wrought Iron. The homeowners Assoc. has approved the proposed fence movement.

Thank

Option #2

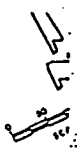
Set Fence back 15' instead of 25'  
off of property line.



FENAL PLAT CONDITIONS

ROWS - SECTION FOUR  
PG. 1562

WATERSIDE ESTATES  
PHASE I



## SECTION 32 - "SPECIAL AND ADDITIONAL REGULATIONS"

connecting these points with an imaginary line, thereby making a triangle.

8. Gasoline service station pump islands may not be located nearer than eighteen (18) feet to the front property line. An enclosed canopy for a gasoline filling station may extend beyond the front building line but shall never be closer than ten (10) feet to the property line.
9. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front or side yard shall be measured from the future right-of-way line.

32-3

### Side Yards:

1. On a corner lot used for one-family dwellings, both street exposures shall be treated as front yards on all lots platted after the effective date of this Ordinance, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission containing a side yard of fifteen (15) feet or more the building line provisions on the plat shall be observed. On lots which were official lots of record prior to the effective date of this Ordinance, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective districts.
2. Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, and other architectural features not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed thirty-six (36) inches into the required side yard.

32-4

### Lot Coverage:

1. Up to ten (10%) per cent additional coverage of the lot or tract will be permitted for accessory buildings such as garages, carports, and storage buildings. Specified maximum coverage shall apply to schools, churches, and other non-residential buildings permitted in residential districts.

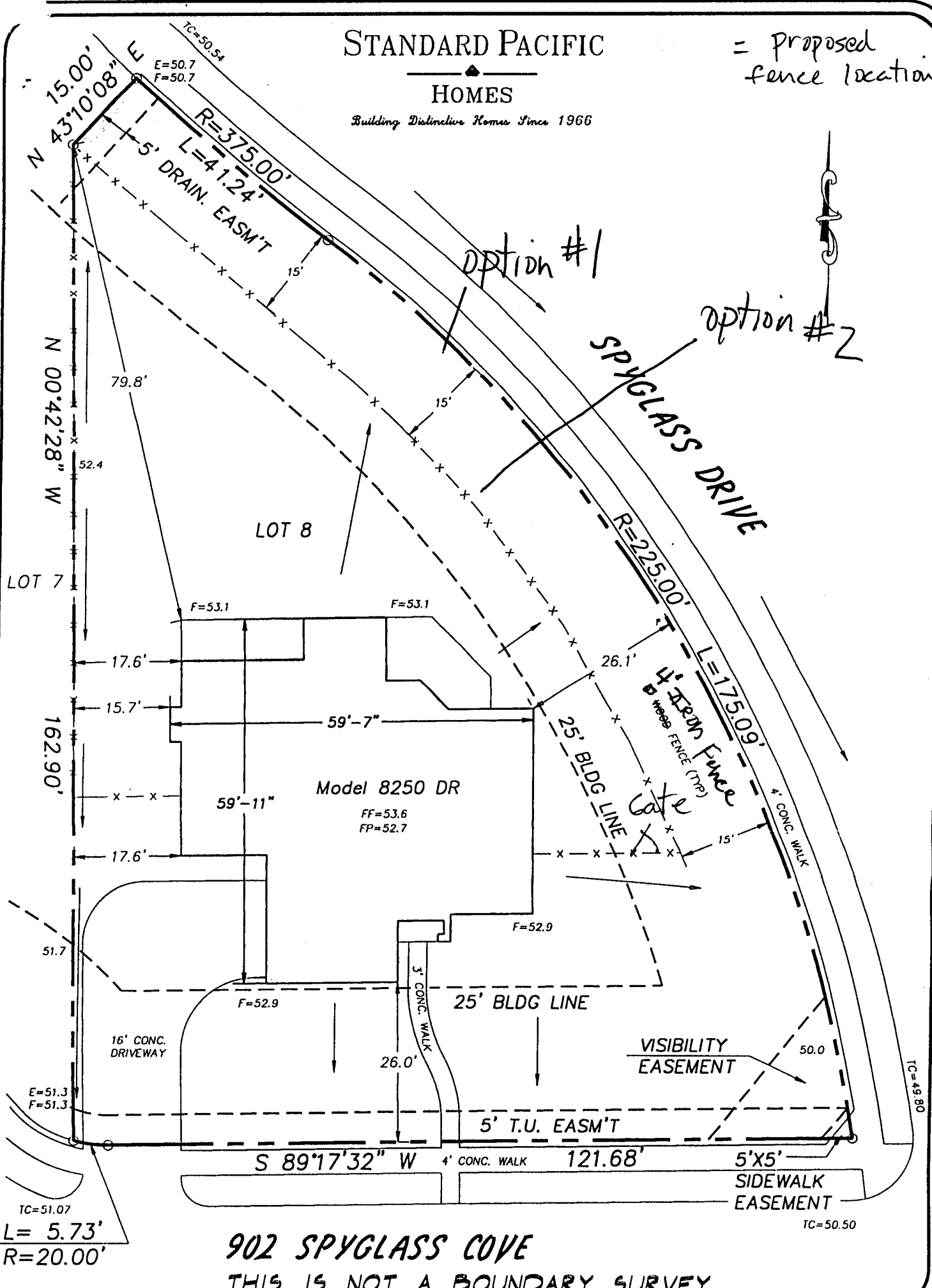


# STANDARD PACIFIC

## HOMES

Building Distinctive Homes Since 1966

= proposed fence location



**902 SPYGLASS COVE**

**THIS IS NOT A BOUNDARY SURVEY**

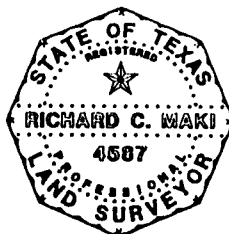
### PLOT PLAN

Model 8250 DR

Lot 8, Block D of  
WATERSIDE ESTATES NO. 2  
Addition, an addition to the City  
of Coppell, Texas.

E = Existing Grade  
F = Finished Grade  
FF = Finished Floor

FP = Finished Pad  
T/C = Top of Curb  
← = Direction of Flow



**MAKI AND ASSOCIATES, INC.**  
P.O. BOX 8399 FORT WORTH, TEXAS 76112

Date: 5-10-94

Drawing No. 10655-44B

## SECTION 32 - "SPECIAL AND ADDITIONAL REGULATIONS"

connecting these points with an imaginary line, thereby making a triangle.

8. Gasoline service station pump islands may not be located nearer than eighteen (18) feet to the front property line. An enclosed canopy for a gasoline filling station may extend beyond the front building line but shall never be closer than ten (10) feet to the property line.
9. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front or side yard shall be measured from the future right-of-way line.

32-3

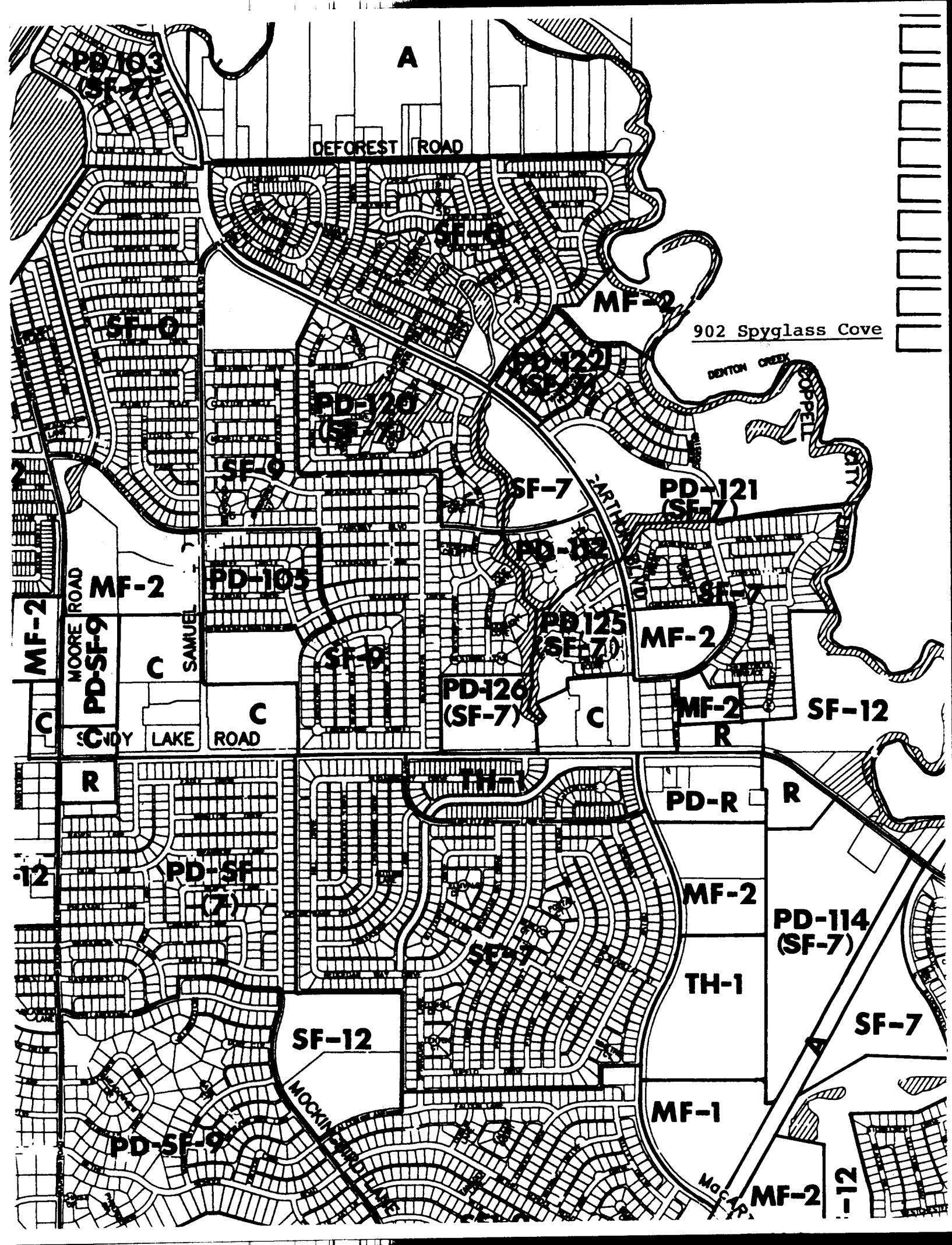
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2. Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices, and other architectural features not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed thirty-six (36) inches into the required side yard.

32-4

### Lot Coverage:

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A

DEFOREST ROAD

902 Spyglass Cove

DENTON CREEK

COPELL CREEK

MF-2

PD-121 (SF-7)

PD-105

MF-2

PD-126 (SF-7)

SF-12

PD-R

PD-114 (SF-7)

TH-1

SF-12

SF-7

MF-1

MF-2

-12



MOORE ROAD

SAMUEL LAKE

SAMUEL LAKE ROAD

MF-2

PD-SF-9

-12

PD-SF-7

TH-1

SF-7

PD-SF-9

MOCKINGBIRD ROAD

MOCKINGBIRD ROAD

-12

# STANDARD PACIFIC

## HOMES

*Standard Pacific of Texas, Inc.*

November 28, 1994

Mr. Gary Fitzgerald  
c/o Lakes of Coppell Owner's Assn.  
Heritage Square 1  
4835 LBJ Frwy  
Suite 600, LB50  
Dallas, TX 75244

RE: Side fence setbacks on key lots - Waterside Estates #2

Dear Mr. Fitzgerald:

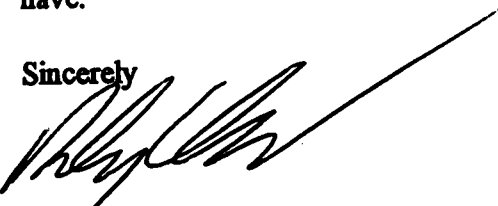
As you are aware, on previous submittals, the A.R.C. has approved fences on the corners of key lots so long as they are set back a minimum of 15 feet and provide a 15' corner clip at the rear of said lot. (see attached exhibit "A") It is my understanding that this approval is for any type of approved fencing, ie. 6' wood, etc.

We would like to submit as a typical, exhibit "B" which would additionally allow a 4' iron fence to be constructed to the property line. We would ask that this approval would be granted to future requests regarding the following key lots:

Lots 11, 14, 19	Block A
Lot 8	Block D
Lots 6, 20, 23	Block F

As we discussed, I would like to attend the meeting to answer any questions the committee may have.

Sincerely



Randy Lockhart

Enclosure



December 6, 1994

Mr. Randy Lockhart  
Standard Pacific Homes  
5525 MacArthur Blvd., Suite 580  
Irving, Texas 75038

Dear Mr. Lockhart:

The Architectural Review Committee of the Lakes of Coppel Owners' Association met on Wednesday, November 30, 1994. At this meeting, the Committee reviewed your recent submittal and made the following comments:

1. Side yard fence setbacks:

The Association allows wrought iron fencing to be constructed to the property line on secondary street frontage. Fence locations are subject to Committee review and approval.

Thank you for your cooperation with the architectural review process. If you have any questions, please do not hesitate to call.

Sincerely,

LAKES OF COPPELL OWNERS' ASSOCIATION

By: CMA, its managing agent

By: Walter L. Anderson  
Walter L. Anderson, Architectural Review Coordinator

WLA:lp

To: Members of the Zoning Board of Adjustment

A Representative of Standard Pacific Homes has met with us/me and explained that the request before you is to allow side fences on corner lots to be constructed to the property line. It was further explained that the fence will be a 4' iron fence along the side property line where it abuts the street and continue as 4' iron to the building set back line.

Please be advised that I/we do not have any objections to this request.

NAME	ADDRESS	PHONE #
JAMES MUNDIE	897 SPYGLASS CV	214 393 7989
WILLIAM PAGES	893 SPYGLASS COVE	214 471-3627
SUS K. PARSONS	894 Spyglass Cove	214-393-3436
Betty Schilk	890 Spyglass Cove	214-393-9070
John C Meyer	898 Spyglass Cove	214-462-9344
Harper Green	759 Greenway Drive	214-304-0370
Paul Peters	759 Greenway Drive	214-304-0370
Robert Livans	407 Greenway Court	214-393-3985
John Manuel	329 Spyglass Dr	214-471-7090
John Manuel	739 GREENWAY DR	214-304-0973
Sandy Bailey	318 Spyglass Dr	214 393-9993
Carol Cabaniss	322 Spyglass Dr	214 304-1930
Mahendra Reddy	334 Spyglass Dr	214 393-5710
Tram Nguyen	333 Spyglass	214 393 7612
Stacy Sherman	806 Greenway	214-462-8969
Robert Hall	763 Greenway	214-393-0502
Ford Jones	743 Greenway	214 393 5133

**PROPERTY DESCRIPTION**

Being Lot 8, Block D, of WATERSIDE ESTATES NO. 2, an Addition to the City of Coppell, Dallas County, Texas, according to the Map thereof recorded in Volume 92129, Page 3345, Map Records, Dallas County, Texas.

Note; To the best of my knowledge the easement recorded in Vol. 83020, Pg 2130, DRDCT, does not effect the subject property.

Note; This lot is not in the 100yr Flood Hazard Zone, Zone A, according to the Hud Flood Insurance Rate Map Comm Panel No. 480170 0010 D, dated 10/16/91, this lot is in clear Zone X; local drainage was not investigated.

Scale: 1" = 20'



5' Drain. Easement

N 43°10'08" E  
15.00'

N 00°42'28" W

Lot 8  
15027.6 sq ft

SPYGLASS DRIVE

Two Story Brick & Frame Residence

162.88'

S 89°17'32" W

902 SPYGLASS COVE

Note; Monumentation found in the center-line of Spyglass Dr. and Spyglass Cove was used as control monuments.

R = 20.00'  
L = 5.76'

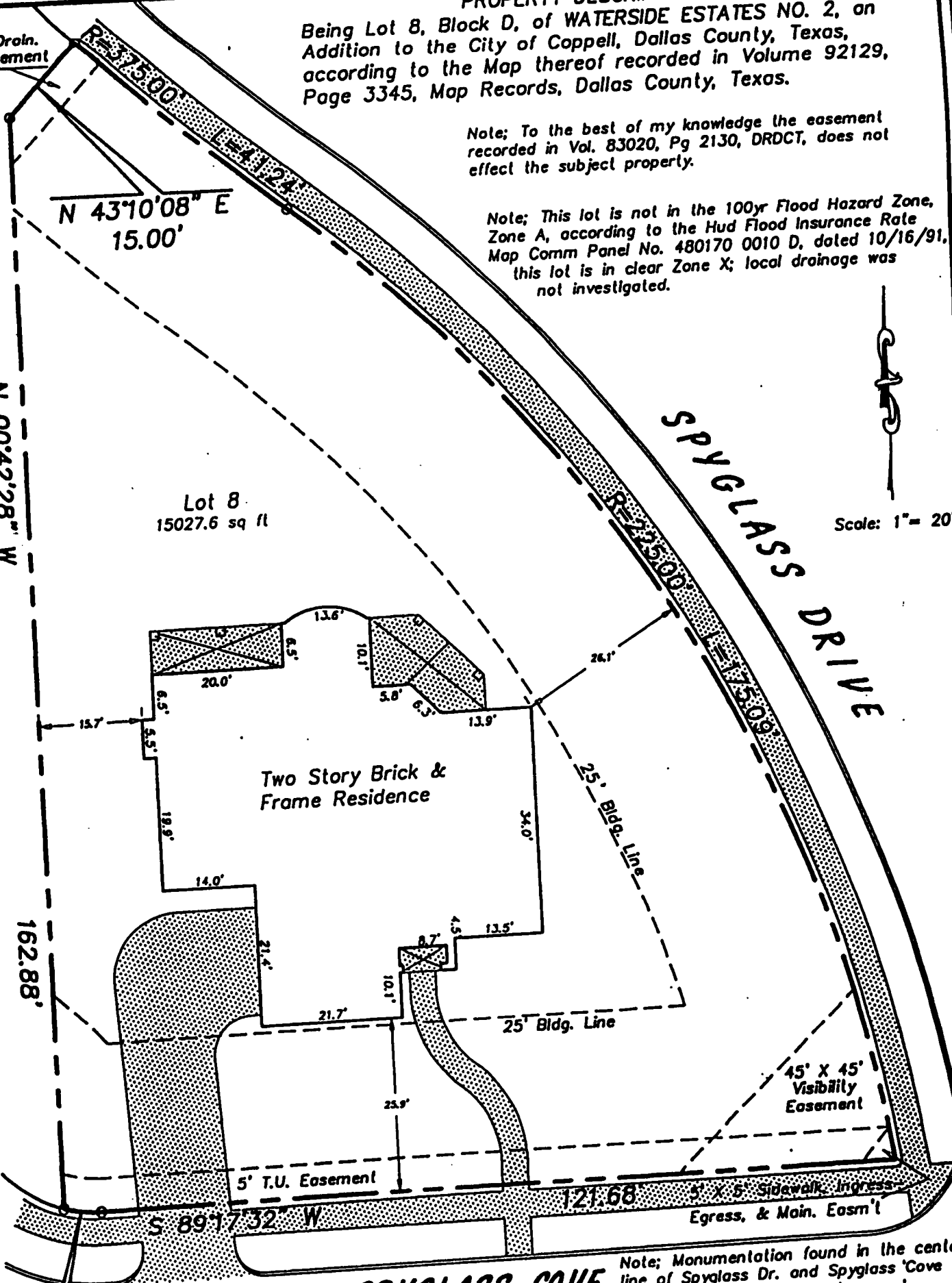
45' X 45' Visibility Easement

5' x 5' Sidewalk, Ingress, Egress, & Main. Easmt

25' Bldg. Line

25' Bldg. Line

5' T.U. Easement





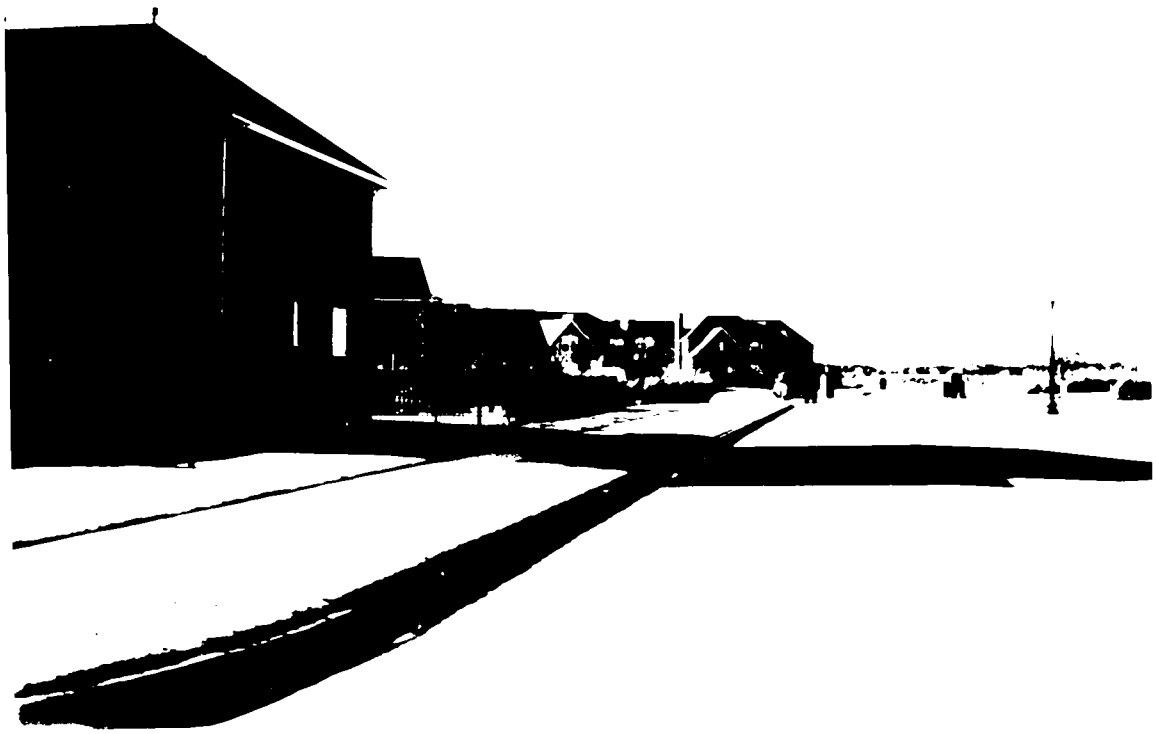


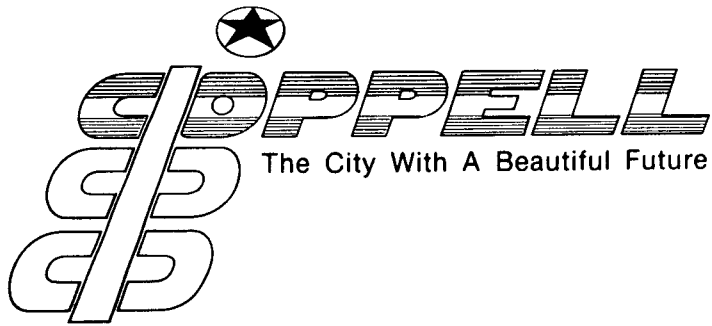












P.O. Box 478  
Coppell, Texas 75019  
214-462-0022

December 28, 1994

Danny Harris  
Standard Pacific Homes  
5525 MacArthur Blvd., Suite 500  
Irving, TX 75038

Dear Mr. Stanford,

The Board of Adjustment for the City of Coppell will conduct a Public Hearing on January 12, 1995, at 7:30 p.m. in City Council Chambers located in the Town Center, 255 Parkway Boulevard.

It is important that you or your representative attend this meeting to present your case for the property located at 902 Spyglass Cove.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Greg Jones", written over a circular scribble.

G. Greg Jones  
Chief Building Official

GGJ/ssf



P.O. Box 478  
Coppell, Texas 75019  
214-462-0022

December 28, 1994

RE: Notice of Public Hearing

Dear Property Owner:

The Board of Adjustment of the City of Coppell will conduct a Public Hearing on January 12, 1995, at 7:30 p.m.

The hearing will be conducted in the City Council Chambers located in the Town Center, 255 Parkway Boulevard.

The hearing is being requested by Danny Harris of Standard Pacific Homes, for the property located at 902 Spyglass Cove.

The hearing will be held to consider a request for a variance from Section 32-3 (1) the City's Zoning Ordinances which concerns front yard setbacks on corner lots.

Mr. Harris is requesting a variance to allow the construction of a fence that would extend twenty-five feet (25') past the twenty-five foot (25') platted front building line along Spyglass Drive. The City's Zoning Ordinance requires that front yard setbacks be observed along the frontage of both intersecting streets on corner lots, as such a fence would have to be set back twenty-five feet (25') along the frontage of both intersecting streets.

As an affected property owner, you are invited to make your views known by attending the public hearing or submitting them in writing to this office before the hearing.

Should you have any questions concerning this public hearing, feel free to contact the Building Inspections Department at (214) 462-9010.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Greg Jones", written over a circular stamp or seal.

G. Greg Jones  
Chief Building Official

William Pagels  
893 Spyglass Cove  
Coppell, TX 75019

Gregg Parsons  
894 Spyglass Cove  
Coppell, TX 75019

John Meyer  
898 Spyglass Cove  
Coppell, TX 75019

Greg Farnik  
326 Spyglass Drive  
Coppell, TX 75019

Kevin Cabaniss  
322 Spyglass Drive  
Coppell, TX 75019

Donald Bailey  
318 Spyglass Drive  
Coppell, TX 75019

John Shallus  
889 Spyglass Cove  
Coppell, TX 75019

Chip Schlib  
890 Spyglass Cove  
Coppell, TX 75019

Penny Tramel  
329 Spyglass Drive  
Coppell, TX 75019

Phuoc Nguyen  
333 Spyglass Drive  
Coppell, TX 75019

Debbie Lancaster  
338 Spyglass Drive  
Coppell, TX 75019

Radhika Reddy  
334 Spyglass Drive  
Coppell, TX 75019

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Danny Harris  
Standard Pacific Homes  
5525 MacArthur Blvd., Suite 500  
Irving, TX 75038

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Bernard Spooner  
330 Spyglass Drive  
Coppell, TX 75019

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James Mundie  
897 Spyglass Cove  
Coppell, TX 75019