

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Loch Addition, Lot 5, Block A, Minor Plat

P&Z HEARING DATE: May 17, 2018

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: 609 Loch Lane

SIZE OF AREA: 0.56 acres of property

CURRENT ZONING: SF-12 (Single Family-12)

REQUEST: Minor Plat of unplatted property to allow for the creation of a building site and to waive the alley requirement to allow for the construction of a single family home.

APPLICANT:

Owner: Aaron Anderson 609 Loch Lane Coppell, Texas 75019 386-846-8067 Email: aanderso44@yahoo.com	Builder: David Hayes The Homes Builders 225 E. S.H. 121 Suite 120 Coppell, Texas 75019 214-533-7609 Email: dhayes@theholmesbuilders.com
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HISTORY: This property has never been platted, and has been zoned SF-12 for over 35 years.

HISTORIC COMMENT: There is no historical significance attached to this property. The original home, per DCAD records, was constructed in 1963, and was recently demolished. That structure was not included in the Coppell Historic Society's *Historic Resource Survey*.

TRANSPORTATION: Loch Lane is a residential street built within 60 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

- North – Single Family Homes; SF-12
- South – Single Family Homes; SF-12
- East – Single Family Homes; SF-12
- West – Office/Warehouse; PD-186-R8-LI

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Historic Special District uses on the Future Land Use map, but this property was not included in the Special Area Plan for this district.

DISCUSSION:

The homes along Loch Lane generally date back to the mid 1960's and were developed prior to the lots being required to be platted. The property owner has recently demolished the home on this property and desires to build a new home compliant with the existing Single Family-12 District regulations. However, the **Sec. 12-39-1. Creation of building site** of the *Zoning Ordinance* requires that:

“no permit for the construction or expansion of any building shall be issued until a building site is established by a lot which is a part of an approved plat filed in the plat records of the appropriate county”.

Therefore, this Minor Plat is being required. Similarly, **Sec. 13-8-3. - Streets and alleys** of the *Subdivision Ordinance*, states that:

“Alleys are required in all residential subdivisions” and further provides that
“The planning and zoning commission may grant a waiver” (to this requirement)

Planning and Zoning Commission action is thus required to grant this variance on this Minor Plat. An outstanding issue is that the Site Plan indicated the removal of the existing light pole in front of this lot. Street lights cannot be removed, it must be relocated. It is our understanding that the owner is in contact Oncor to determine the process to relocate the pole. The inclusion of an easement to provide electric service to the street light, if required, must be included on this Minor Plat, prior to filing for record with the county.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Loch Addition, Lot 5, Block A, Minor Plat, subject to the following condition:

1. There may be additional comments at the time of Building Permit and Detail Engineering review.
2. Resolution to the Oncor/street light issue and providing an easement, if required.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Minor Plat