

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Carter Addition, Phase 2 Lot 1R1 and 1R2, Replat

P&Z HEARING DATE: March 21, 2019

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

LOCATION: 501 Carter Drive

SIZE OF AREA: 6.822 acres of property

CURRENT ZONING: PD-248R2-SF-18

REQUEST: A replat of Lot 1 of Carter Addition, Phase 2 into two lots, Lot 1R1 containing the existing home on 1.596 acres and Lot 1R2, containing 5.226 acres, being an unbuildable lot (fenced, heavily wooded, flood plain area).

APPLICANT:

Property Owner/Applicant:

Brian and Elizabeth Rathe
501 Carter Drive
Coppell, Texas 75019
blrathe@hotmail.com

Surveyor:

Grayson Ceballos
Windrose Land Surveying
220 Elm Street
Lewisville, Texas 75075
214-217-2544
grayson.cebillos@WindroseServices.com

HISTORY:

There has been considerable platting history on this property with subdividing and re-subdividing of this five-lot subdivision. The original Final Plat was approved by the Planning Commission on November 21, 1996. That plat was not filed for record within the expiration date (May 21, 1997). Therefore, the original plat was deemed null and void and the submission of a new Final Plat was required. In April of 1998 a new final plat was submitted which contained the same five lots, but in a different configuration. After staff review, the plat was approved. In the fall of 1999 a re-plat was submitted with the same five lots, and it was approved in October of 1999. In August 2000, the City Council approved a replat for Lots 1 and 2 of this subdivision, which expired and was required to be resubmitted. The existing plat was approved and filed for record in 2001.

In December 2010, in response to a petition by the residents of Carter Estates, Phases 1 and 2 City Council approved a rezoning of the neighborhood from SF-12 to PD-248-SF-18 to reflect existing development patterns in the neighborhood.

TRANSPORTATION: Moore Road is a C2U, two-lane undivided road built in a 60-foot right-of-way. Carter Drive is a two-lane local street contained within a 50-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North- single-family homes; PD-248-SF-18
South -DART right-of-way;
East - single family homes; PD-248-SF-18
West - vacant; SF-12 and A (Agricultural)

COMPREHENSIVE PLAN: The *Comprehensive Plan* of March 2011 shows the property suitable as a Residential Neighborhood.

DISCUSSION: As indicated in the History Section of this report, there have been several plats and replats within Carter Addition, Phase 2. The current request is to subdivide the existing 6.8-acre tract into two lots. The northern 1.596 acres will contain the existing home and pool, which abuts the floodway easement. The remaining 5.226 acres is proposed to be platted as a separate lot. However, this lot is virtually unbuildable at this time, given that most of it lies within the 100-year flood plain, is heavily wooded, contains gas easements and utilities and has limited access from Moore Road. Development on this property would not be permitted without a full flood plain study, tree survey and removal permit and an amendment to the Planned Development District through the public hearing process.

This replat allows the current owner to sell the home along Carter Drive and retain the wooded area for personal use. The owner has committed to removing all fences and structures which have been constructed which are in violation of the provisions flood plain ordinance, as noted on the plat.

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 5 notices sent.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Carter Addition, Phase 2 Lot 1R1 and 1R2, Replat subject to the condition that no development on Lot1R2 would be permitted without a full flood plain study, tree survey and removal permit and an amendment to the Planned Development District through the public hearing process.

ALTERNATIVES:

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

ATTACHMENTS: Replat