

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: PD-255R-SF Westhaven**

**P&Z HEARING DATE:** February 21, 2013  
**C.C. HEARING DATE:** March 26, 2013

**STAFF REP.:** Marcie Diamond, Assistant Director of Planning

**LOCATION:** South of S.H. 121, approximately 2,460 feet west of Magnolia Park

**SIZE OF AREA:** 1.6 acres of property

**CURRENT ZONING:** PD-255-SF (Planned Development 255-Single Family)

**REQUEST:** A zoning change to PD-255R-SF (Planned Development 255-Revised-Single Family) to reduce the rear yard setback from 50 feet from SH 121 R.O.W. to 45 feet, on Lots 1-11, Block J.

<b>APPLICANT:</b>	<b>Owner:</b>	<b>Applicant:</b>
	Standard Pacific Homes 909 Lake Carolyn Parkway #940 Irving, Texas 75034 972-590-2400	Mark Harris Kimley-Horn and Associates 5750 Genesis Court, Suite 200 Frisco, Texas 75034 972-335-3580 <a href="mailto:mark.harris@kimley-horn.com">mark.harris@kimley-horn.com</a>

**HISTORY:** The subject property was zoned Light Industrial 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, this property was also rezoned from Light Industrial to Highway Commercial.

On July 10, 2012 Council approved a Planned Development District and a Preliminary Plat to permit 297 single family homes, and 37 common area lots to be in accordance with the 2030 *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 which consists of 143 residential lots and 26 common area 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  
South - PD-255-SF – Westhaven  
East - PD-255-SF – Westhaven  
West - PD-255-SF – Westhaven

**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 request is to amend the Detail Site Plan to reduce the 50-foot setback for those lots abutting SH 121 R.O.W. (Lots 1 through 11, Block J) to 45 feet. The applicant is requesting that this setback be reduced to accommodate the product planned for these lots.

The approved Final Plat designates these eleven lots to be 6,350 square feet (50’ x 127’). The typical rear yard setback for this lot size is 20 feet. The additional setback for these lots was originally included to provide additional noise buffer between the proposed homes and the freeway traffic. A Detail Noise Study was performed during the rezoning process and the PD was revised to provide an 8’ tall screening wall centered on a 4’ tall, 36’ wide berm with overstory trees planted 40 feet on-center. With this physical buffer in place, the study concluded that the indoor noise would be below Housing and Urban Development’s (HUD’s) goal for residential interior environment and the exterior noise would be in compliance with Texas Department of Transportation (TxDot) residential Noise Abatement Criteria (NAC).

Staff can support this rear yard reduction on these lots given that this does not impact any other property owners, the amount of buffering being offered, and that the freeway is existing when the home is purchased, so the buyer will be aware of its impact.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of PD-255R-SF to reduce the rear yard setback from 50 feet from SH 121 R.O.W. to 45 feet on Lots 1 through 11, Block J.

**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. Exhibit