

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO; PD-134R2-SF-7, Lot 11, Block F, Coppell Greens

P&Z HEARING DATE: September 21, 2023

C.C. HEARING DATE: October 10, 2023

STAFF REP.: Matthew Steer AICP, Development Services Administrator

LOCATION: Lot 11, Block F at 856 Mullrany Drive

SIZE OF AREA: 0.17 acres of property

CURRENT ZONING: PD-134R-SF-7 (Planned Development 134 Revised – Single Family-7)

REQUEST: A zoning change request to allow for a reduction in setbacks between a proposed pool and the existing residence.

APPLICANT:

Owner:

John Wittenberg
856 Mullrany Drive
Coppell, Texas 75019
Jwittenberg@swcpatax.com

Representative

Tony Martin
Robertson Pools, Inc.
569 S Coppell Road
Coppell, Texas 75019
tmartin@robertsonpools.com

HISTORY:

The Planned Development for the Coppell Greens subdivision was approved in June 1996. This allowed the development of 226 lots on 65 acres of property. A residence was built on Lot 11, Block F in 2000.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: Mullrany Drive is a residential local street built to standard.

SURROUNDING LAND USE & ZONING:

North- PD-134R-SF-7, single-family residential
South - PD-134R-SF-7, single-family residential
East - PD-134R-SF-7, single-family residential
West - PD-134R-SF-7, single-family residential

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this property as suitable for **Residential Neighborhood**, which is defined as areas of low and medium density single family neighborhoods (typically 1 to 4 dwelling units per acre) including appropriately scaled civic and institutional uses that function as an integrated neighborhood. These neighborhoods form the backbone of Coppell and provide the primary housing stock for families with children.

DISCUSSION:

As noted above, the subdivision was approved in June of 1996. This house was constructed in 2000. The residential lot is small and has very little area for a pool. In order to fit a pool in the back yard, the pool is proposed to be closer to the building than the 5 feet that is required in the Zoning Ordinance. Because this subdivision is currently in a Planned Development, and this is a zoning requirement, the Planning and Zoning Commission and City Council are the authority to grant waivers to the requirements.

In reviewing other cities ordinances, the majority allow the setback between the house and pool to be waived if the permit includes engineered plans for reinforcing one or both foundations to accommodate the load of the other, or a letter is submitted by a professional engineer stating that the proposed pool will not adversely affect the foundation of the primary structure. Staff is recommending approval subject to either engineered plans or a letter from an engineer. Staff is also bringing a proposed ordinance amendment forward allowing for a letter or plans in lieu of the five feet setback between the water's edge and the structure.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-134R2-SF-7, Lot 11, Block F, Coppell Greens allowing for a reduction in setbacks between a proposed pool and the existing residence subject to:

1. An Engineered Plan or Letter from a registered professional engineer be submitted at time of permitting.

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. Floor Plan
2. Survey
3. Renderings
4. Construction Plan