

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**PD-91R2-SF-7, Northlake Woodlands Estates East, PH 1 Lot 10, Block 2**

**P&Z HEARING DATE:** April 18, 2013

**C.C. HEARING DATE:** May 14, 2013

**STAFF REP.:** Matt Steer, City Planner

**LOCATION:** 616 Villawood Lane

**SIZE OF AREA:** 0.21 acres of property

**CURRENT ZONING:** PD-91-SF-7 (Planned Development-91-Single Family-7)

**REQUEST:** A zoning change to PD-91R2-SF-7 (Planned Development-91 Revision 2-Single Family-7), to allow a (7) seven-foot encroachment over the required 30-foot front building setback line, to allow the construction of a 147-square-foot porch.

**APPLICANT:**

Owner:	Architect:
Marion & Rebecca Singleton	Greg Frnka, GPF Architects
616 Villawood Lane	446 W Bethel Road, Suite C
Coppell, Texas 75019	Coppell, Texas 75019
	Phone: 972-824-7966
	Email: <a href="mailto:gfrnka@gpfarchitects.com">gfrnka@gpfarchitects.com</a>

**HISTORY:** The property is zoned PD-91-SF-7. The zoning was approved in March 1981 for the Northlake Woodlands East Subdivision.

**TRANSPORTATION:** Villawood Lane is a 28-foot local road built to standard within a 50-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

North – single family residential; PD-91-SF-7 (Planned Development-91- Single Family-7)

South – single family residential; SF-12 (Single Family-12)

East – single family residential; PD-91-SF-7 (Planned Development-91- Single Family-7)

West – single family residential; PD-91-SF-7 (Planned Development-91-Single Family-7)

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for Residential Neighborhood uses.

**DISCUSSION:**

This is a request to revise the front yard setback from the required 30 feet to 22.5 feet for the addition of a front porch. The 7- foot porch extension is simple in design and fits with the architecture of the existing residence. Stone is proposed at the base of the columns with a stained and sealed wood material extending to the ceiling. Currently, staff has received only positive comments about the addition from the surrounding neighbors. This being the case, staff is supportive of the change and can recommend approval subject to the replatting of the property to change the front yard building line from 30 feet to the proposed 22.5 feet.

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

Staff is recommending APROVAL of this request subject to the replatting of the property to change the front yard building line to the proposed 22.5-feet.

**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. Site Plan/Elevations