

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: Blackberry Farm, Final Plat for Phase 1

P&Z HEARING DATE: July 19, 2018

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

LOCATION: North side of Sandy Lake Road, 750 feet northeast of Starleaf Road

SIZE OF AREA: 36.5 acres of property

CURRENT ZONING: PD-259R-SF-7/9 (Planned Development-259-Single Family-7 & 9)

REQUEST: Final Plat of Phase 1 to subdivide the property to all the development of 54 single-family lots and eight (8) common area lots.

APPLICANT: Blackberry Farms, LLC
David Hayes with Holmes Builders
225 State Highway 121
Suite 120
Coppell, TX. 75019
(214) 488-5200
Email: dhayes@theholmesbuilders.com

HISTORY: In early 1999, this applicant applied for rezoning from SF-12 to PD-SF-9 on 28.21 acres of this request area to develop 55 residential lots. At that time substantial neighborhood opposition surfaced, staff had a number of concerns, and the Planning Commission unanimously denied the request. The case was appealed to Council and was denied by that body in March. The same applicant has acquired additional land from Carrollton in 2012 (Carrollton has dis-annexed and Coppell annexed the property), an adjacent property owner, and enlarged the request area by 26.6 acres and increased the residential development to total 82 single-family lots, with 6 common areas.

In 2013 City Council approved PD-259-SF-7/9 subject to various conditions, including Flood Plain Study and a tree mitigation fee of \$125,000 being paid prior to construction. A detailed comparison of the revised request and the current request is included in the staff analysis.

Preliminary Plats and Final Plats for this property were approved in 2014 and again in 2016, all of which have expired.

TRANSPORTATION: Sandy Lake Road is an improved, C4D/6, four-lane divided thoroughfare in a six-lane right-of-way (110 feet).

SURROUNDING LAND USE & ZONING:

North: vacant flood plain, City of Carrollton

South: St. Joseph's Village; PD-114 (SF-7)

East: Single-family home; SF-12

West: landscape nursery; "R" Retail and Single Family; "SF-7"

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as Residential Neighborhood and Floodplain

DISCUSSION:

This is a companion request to the revisions to the Planned Development District and the approval of a Preliminary Plat for this 54.7-acre tract. This is the first phase of development to contain 54 lots and eight (8) common area lots. The sizes range in size from 9,000 to 15,000 square feet, larger lots (from 11,000 to over an acre) being adjacent to the creek, with an average lot size of 11,633 square feet.

Besides the drafting conditions noted below, the outstanding conditions include staff's review of the Erosion Control Setback Exhibit as well as final approval of the drainage flood study prior to filing this Final Plat for Phase One.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending Approval of Final Plat, Phase 1, for Blackberry Farms, subject to the following conditions being added to the notes on the plat:

11. No alley will be provided for any Lots.
12. A drainage flood study approved by the City Engineer will be required prior to the filing of Final Plat for Phase 1 of for this development.
13. There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.
14. The Homeowners Association shall be responsible to maintain the stabilization along the creek bank of Denton Creek from erosion. Each Lot Owner shall be notified and provide a hold harmless agreement by separate instrument that the City and Developer are not liable for future erosion of the creek bank.
15. The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development.
16. This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G-20.
17. Stream bank erosion protection will require approval by the US Army Corps of Engineers. No Final Plats may be filed or work shall commence prior to that approval.

And correcting note #6 to delete Lot 16, as this lot has been incorporated into Lot 6X.

ALTERNATIVES:

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

ATTACHMENT:

Final Plat for Phase 1 of Blackberry Farms