

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO; PD-264-RBN-5, Easthaven**

**P&Z HEARING DATE:** May 16, 2013

**C.C. HEARING DATE:** June 11, 2013

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

**LOCATION:** South side of S.H. 121, approximately 2,500 feet west of Denton Tap Road,

**SIZE OF AREA:** 22 acres of property

**CURRENT ZONING:** R (Retail)

**REQUEST:** A zoning change request from R (Retail) to PD-264-RBN-5 (Planned Development 264-RBN5-Residential Urban Neighborhood) to allow the development of 58 single-family lots and (3) three common area lots.

**APPLICANT:**

**Prospective Purchaser:**

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**Engineer:**

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**HISTORY:**

The subject property was zoned Retail 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, although originally proposed to rezoned from Retail to Highway Commercial, per request of the neighbors, and as agreed to by the property owner, this property retained its R (Retail) zoning designation.

On the property abutting to the west, Council approved the Westhaven PD and Preliminary Plat to permit 297 single family homes, and 37 common area lots to be in accordance with the *2030 Coppel 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 for 143 residential lots and 26 common area lots. On March 26<sup>th</sup>, the Westhaven PD was amended to reduce the rear yard setback from 50 feet from SH 121 R.O.W. to 45 feet on 11 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, HC (Highway Commercial), undeveloped  
South - SF-9 & SF-12 – Copperstone, single family  
East - PD-133R-SF-9 – Magnolia Park, single family  
West - PD-255-SF – Westhaven (single family, under construction)

**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:**

As noted above, at the same time the property abutting to the west was designated on the *Comprehensive Plan* for Urban Residential Neighborhood uses, this property was also, and therefore a similar development pattern can be expected. This development will be in accordance with the RBN District regulations in terms of provision of architectural features, garage setbacks, open spaces, street trees, on-street (bump-out) parking, etc. Specifically, this proposal is for 58 single family lots and 3 common area lots. The minimum lot size is 5,652 square feet and the average is 6,590 square feet with a net density of 4.2 dwelling units per acre. The lots on the west side mirror those approved in Westhaven. However, given the adjacency to an existing residential subdivision (Magnolia Park) additional consideration needs to be given to transition issues along the east property line.

Along the east property a 38’ wide buffer area is being proposed, which will contain an 8’ wide concrete flume, ground cover and trees to provide a physical and visual separation as well as to accommodate drainage. The intention is to preserve as many of the existing trees as possible in this buffer area, both protected and unprotected. The attached list includes only those 16 *protected* trees (Cedar and American Elms 6” caliper or greater) that will be preserved. Once the infrastructure is in place, and as many trees as practical are preserved, it is recommended that evergreen trees be planted where necessary to provide a tree approximately every 40 linear feet within this buffer area. The plans indicate 6-foot board on board cedar fence on top of a 5’ concrete retaining wall with stone façade along the western edge of this common area. Given the existence of masonry and wood fences along the eastern edge (rear yards of Magnolia Park) this would result in a 40 foot wide strip of land with solid fencing on both sides. This potentially would be a safety issue (allowing for hiding places) as well as a maintenance problem. Staff is recommending that the proposed 6’ fence along the west side of the buffer area be a continuation of the decorative metal fence as proposed at the end of the cul-de-sacs, with appropriate gates to allow visibility as well as maintenance of this area.

Along SH 121, two HOA-maintained common areas (X-lots) will be developed with entry features, walls, berms and landscaping to provide a physical and visual buffer from the freeway. Further, these X-lots will assure that there will be a minimum 50-foot setback from the R.O.W. to the closest home. Finally, a significant common area is proposed along the southern portion of the property. This 8.2 acre open space lot is in the flood plain and will contain a lake with fountain and arbor/overlook as well as the continuation of the hike and bike trail from Westhaven to the city park which abuts to the east.

Options for street patterns for this property were somewhat limited given the configuration of the property, being approximately 460 feet wide and over 2,000 feet deep, and being impacted by the flood plain. This however, was taken into consideration when Westhaven was planned, and a street was stubbed out (Columbus Drive) to this property to allow two points of access. However, timing is critical. The Fire Code allows up to 30 single family units with one point of access. Per the code, additional homes can be built at such time a second point of access is constructed or if the additional homes are equipped with a sprinkler system. It is staff's understanding that this Developer intends to construct an all-weather gravel surface as the second point of access for the Easthaven until Westhaven Phase 2 develops; however, the Developer proposes that if Westhaven Phase 2 is not constructed two years after the final acceptance of Easthaven, a paved second point of access would be provided. To accommodate such a scenario, prior to final acceptance of the Easthaven Development, the developer shall place into escrow the funds necessary for removal of the gravel access drive and construction of the paved surface. Should Westhaven Phase 2 be developed within 2 years of the Easthaven final acceptance, the escrow funds will be returned to the developer.

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

Staff is recommending APPROVAL of PD-264-RBN-5, Easthaven subject to the following conditions:

1. Common Lot D, Lot 1X (buffer/drainage area):
  - a. Once the infrastructure is in place, evergreen trees (such as Elderica Pine or Eastern Red Cedar) shall be planted as necessary to provide that there will be tree approximately every 40 linear feet within this buffer area.
  - b. The proposed 6' fence along the west side of the buffer area be a continuation of the decorative metal fence as proposed at the end of the cul-de-sacs, with appropriate gates to allow viability as well as maintenance of this area.
2. Submission and approval of an off-site Easement, to be filed with the Final Plat, which establishes the temporary second point of access (all weather surface) to be provided for a period not to exceed two years, and further provides that after the two-year period, permanent (concrete) access will be constructed.
3. Provide stamped concrete at Easthaven Drive and the SH 121 Service Road.
4. Tree removal permit will be required prior to the removal of any trees.
5. Park Fees in the amount of \$1,280 per unit shall be assessed.
6. CLOMR approval prior to Final Plat approval.

**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. Section of buffer area.
2. Survey of Existing Trees to be retained in buffer area.
3. Zoning Exhibit/Detail Plan
4. Tree Survey
5. Landscape Plan
6. Color Rendering of Detail Plan and Entry Feature
7. Complete Tree Listing (72 pages e-copy only)