

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Forest Creek Addition, Lots 1 & 2, Block A, Minor Plat

P&Z HEARING DATE: August 17, 2023

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: West side of S. Denton Tap between W. Bethel School Rd. and W. Bethel Rd.

SIZE OF AREA: 2.05 acres of property

CURRENT ZONING: PD-309-SF-12 & C (Planned Development- 309- Single-Family 9 & Commercial)

REQUEST: A Minor Plat to create two lots.

APPLICANT:	Owner: Eliana & Jose Fernando Teruya 1056 Village Parkway Coppell, TX 75019 (469) 939-2586 fteruya@fernando-teruya.com	Surveyor: Larry Turman Centro Resources, LLC 1410 Fall Creek Highway Granbury, TX 76049 (817) 219-5103 larryturman@yahoo.com
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HISTORY: This two-acre property is undeveloped.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Denton Tap is a six-lane divided road in a 110' ROW

SURROUNDING LAND USE & ZONING:
North: Commercial (C)
South: Alexander Court - Residential (PD-220R-SF-12))
East: Commercial (C) across the street
West: Grand Cove Estates - Residential (SF-12)

COMPREHENSIVE PLAN: Coppel 2030, A Comprehensive Master Plan, shows this land as appropriate for Residential Neighborhood use.

DISCUSSION: This is a companion request to the PD development for a residential lot and a commercial lot for an office building. The owners of the property wish to construct their home on the southern lot and build an office for their architectural firm on the northern lot. This lot has many challenges and limited area for development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Forest Creek Addition, Lots 1 and 2, Block A, Minor Plat, subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at time of tree removal permit.
3. The plat cannot be filed prior to zoning being approved.
4. Park fees are required for the residential lot.

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. Plat