

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Northlake Woodlands Estates East, PH I, Lot 10R, Block 2, Replat

P&Z HEARING DATE: July 18, 2013
C.C. HEARING DATE: August 13, 2013

STAFF REP.: Matt Steer, City Planner

LOCATION: 616 Villawood Lane

SIZE OF AREA: 0.21 acres of property

CURRENT ZONING: PD-91R2-SF-7 (Planned Development-91 Revision 2-Single Family-7)

REQUEST: A replat of Lot 10, Block 2, to reduce the required 30-foot front building setback line to 22.5 feet, to allow the construction of a 147-square-foot porch at 616 Villawood Lane.

APPLICANT:	Owner:	Surveyor:
	Marion & Rebecca Singleton 616 Villawood Lane Coppell, Texas 75019 Phone: 817-919-6465 Email: rparkssingleton@gmail.com	Carman-Donaldson Surveying, inc. Steve Donaldson 206 Sweetgum Drive Murphy, Texas 75094 214-878-6774 sdonaldson@cdsurveying.com

HISTORY: The property is zoned PD-91R2-SF-7. The original zoning was approved in March 1981 for the Northlake Woodlands East Subdivision and revised on May 13, 2013 to allow a reduced front yard setback from 30 feet to 22.5 feet.

HISTORIC COMMENT: There is no historic significance related to this property.

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 build line from 30 feet to 22.5 feet for the addition of a front porch. The zoning was approved in May 2013 which allowed for a 7- foot porch extension, simple in design, fitting with the architecture of the existing residence. Stone was approved at the base of the columns with a stained and sealed wood material extending to the ceiling. In regards to the zoning, staff received only positive comments about the addition from the surrounding neighbors and to this date, has not received any comments regarding the replat. This being the case, staff is supportive of the replat to revise the build line to reflect the zoning already approved.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request with no outstanding conditions.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat