

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Case No.: PD-263R-SF-9, The Preserve at Oak Grove**

**P&Z HEARING DATE:** March 20, 2014

**C.C. HEARING DATE:** April 8, 2014

**STAFF REP.:** Gary L. Sieb, Director of Planning

**LOCATION:** Oak Grove Lane Extension

**SIZE OF AREA:** 3.56 acres of property

**CURRENT ZONING:** SF-12 (Single Family-12) and LI (Light Industrial)

**REQUEST:** A zoning change to PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9), to attach a Detail Site Plan on 3.56 acres of property to allow the development of nine (9) single-family homes.

|                   |                                                                                                                     |                                                                                                                                                                                                                                   |
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| <b>APPLICANT:</b> | <b>Owner</b><br>Alford Coppell Real Estate Holdings<br>296 Freeport Parkway<br>Coppell, TX. 75019<br>(972) 538-9400 | <b>Engineer</b><br>Kadleck and Assoc.<br>Lynn Kadleck<br>2000 N. Central Expy.<br>Suite 113<br>Plano, TX. 75074<br>(972) 881-0771<br>Fax: (972) 509-1861<br>Email: <a href="mailto:lkadleck@verizon.net">lkadleck@verizon.net</a> |
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**HISTORY:** There is no zoning history on the subject tract, as it has been zoned SF-12 and LI for over 30 years and has been vacant during that entire time frame.

**HISTORIC COMMENT:** There are seven homes on Oak Grove Lane, beyond the current PD zoning application area just east of this proposed development that have been identified in the Historic Resource Survey prepared in 2009 for the Coppell Historic Society as being constructed in the Minimal Traditional style--single story, gable roof, lack of ornamentation, etc. They are identified as Lots 2, 5, 6, 10, 20, 21, and 26, and are outlined on the area recommended for a Planning Commission called public hearing exhibit.

**TRANSPORTATION:** Oak Grove Lane is a 27-foot wide, asphalt, substandard residential street with no curb, gutter or sidewalk contained within a 60-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North:** single-family residential; PD-100-SF-9, Planned development for detached single family uses

**South:** non-conforming mobile home park; 2F-9, duplex zoning

**East:** single-family residential; SF-7 single family detached uses

**West:** office/warehouse; LI, Light Industrial uses

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan* shows this land as appropriate for residential uses as an Urban Residential Neighborhood.

**DISCUSSION:**

This proposal generally reflects the recommendation for land use contained in the *Comprehensive Master Plan* and merits support from staff. The density of 2.5 units per acre is appropriate, and the addition of a cul-de-sac at the end of Oak Grove is sorely needed. Although the cul-de-sac exceeds our typical 600 foot maximum and the existing street is far longer than standard, the additional housing in this low density neighborhood is not problematic, Fire has indicated no concern with this development provided the cul-de-sac is added, and the potential for current property owners to improve their property once this development is under way, is laudable. There are some concerns that warrant concessions from the applicant including the placement of sidewalks within the subdivision, removal of the tree mitigation fee exemption request, and assurance development is kept out of the floodway/drainage easements. These concerns are addressed under our conditions statements. All in all, this is a good request and warrants staff approval.

A secondary consideration given the positive staff recommendation regarding the requested PD, is the land area immediately east of the subject parcel. Specifically, this developer has tentatively assembled seven additional parcels/structures along Oak Grove and wishes to redevelop these lots with a similar product, generally two story, masonry, detached residences (see attached parcel map). Because these additional properties are scattered thorough the subdivision, it would be prudent to recommend the Commission authorize calling a public hearing to determine proper zoning along the entirety of Oak Grove. In that manner, those property owners who do not wish to sell to this developer can retain their existing homes. The seven home owners who are interested in redevelopment can sell to this applicant, the builder can do an infill project with the same size lots, and new housing could be developed on the purchased lots. This is not an unusual process to follow here, as several years ago we went through the same procedure with Kaye Street and Bullock/Howell. Some owners sold for redevelopment others retained their existing homesteads. We have been advised there is support for this process as the developer of the PD has stated he has signed purchase contracts for the seven lots mentioned above. We have also been advised that approval of the PD could generate additional participants in the redevelopment. That said, and with the support of several of the property owners who are interested in redeveloping their properties, the called hearing appears in order. By authorizing the hearing, notices will be mailed to all property owners affected by the hearing, the Commission will hear testimony regarding support of the rezoning and

appropriate action can be taken. We recommend the Planning Commission authorize a public hearing to determine proper zoning on the property referred to as the Irby Addition, Lots 1-26.

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

Staff is recommending APPROVAL of this request subject to the following conditions:

1. There will be additional engineering comments during detailed review
2. Approval of a street with cul-de-sac exceeding the 600 foot standard
3. Tree removal permit required prior to start of construction
4. Park development fees of \$1285 per unit are required
5. Tree mitigation fees are required; remove condition “K” from PD Conditions statement
6. Remove “adjacent to curb” from Condition D; sidewalks shall have a parkway between sidewalk and street
7. No parking will be allowed around the cul-de-sac

In addition, we would further recommend the Commission call a public hearing for April 17 to determine proper zoning on Lots 1-26 of property commonly referred to as the Irby Addition.

**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. Map of area recommended for a Commission called public hearing.
2. Detail Plan (Sheet 1)
3. Tree Inventory (Sheets 2 and 3)
4. Wall Details (Sheet L-1)