

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-310-SF-12, Cameron Country Lot 1, Block 1

P&Z HEARING DATE: August 17, 2023
C.C. HEARING DATE: September 12, 2023

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: 812 Deforest Road

SIZE OF AREA: 1.1 acres of property

CURRENT ZONING: SF-12 (Single Family-12)

REQUEST: PD-310-SF-12 (Planned Development-310-Single Family-12) to allow the construction of a 750 square foot accessory structure (24 feet in height) in the rear yard and a stone & iron wall in the front yard

APPLICANT:	Architect:	Owner:
	Greg Frnka 549 E Sandy Lake Road, Suite 100 Coppell, Texas 75019 972-824-7966 gfrnka@gpfarchitects.com	Cherie Cao 812 Deforest Road Coppell, Texas 75019 cheriecao.cn@hotmail.com >

HISTORY: The minor plat of this property establishing a buildable lot was approved in 1998. The residence was built in 2000.

HISTORIC COMMENT: It is not included as part of the Historic Resource Survey and has no historic significance.

TRANSPORTATION: Deforest Road is a 28-foot, two-lane concrete roadway within a 50-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: Residential – Estates of Cambridge Manor 1, PD-131-SF-12

South: Residential – Raintree Village, PD-137-SF

East: Residential – Estates of Cambridge Manor 1, PD-131-SF-12

West: Residential – Stratford Manor, PD-161R-SF-12

COMPREHENSIVE PLAN: The 2030 *Comprehensive Plan* of shows the property as suitable for Residential Neighborhood.

DISCUSSION:

Site Plan:

The proposed improvements shown on the Site Plan are for a 750 square foot pool building located in the rear of the property and a 7’ stone & iron wall in the front of the property with sliding gates at the drive. The gates are set back 20’ from the pavement to allow a vehicle to wait while the gate slides open.

Elevations:

The proposed pool building will match the existing home in material and architectural style. They are requesting an exception to the 16’ height requirement. The proposed structure has a steep gable roof that is 23’ 3” to the peak.

The 8’ stone & iron wall will match the stone screening wall to the west. In between the 8’ columns, a 4’ iron component is proposed to be on a 3’ stone base. Given that this is located at the front of the house and not the side or rear, this is appropriate. The sliding gates are proposed to be decorative metal or iron.

Floor Plan:

The floor plan for the accessory structure shows a large room, storage closet, a sink, a shower and a toilet. This is not permitted as an accessory dwelling unit and is listed as a condition.

Staff is in support of the proposal and recommends approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-310-SF-12, subject to the following conditions:

1. There may be additional comments at the time of Building Permit.
2. The proposed pool building shall not be used as an accessory dwelling unit.
3. The proposed pool building maximum height be allowed to be 24’ as opposed to the maximum 16’ required in the *Zoning Ordinance*.
4. The stone & iron wall be allowed within the front yard as depicted on the Site Plan.

ALTERNATIVES:

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

ATTACHMENTS:

1. Site Plan
2. Floor Plan & Elevations