



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 11, 2013

Reference: PD-149R2-SF-7, Vistas of Coppell 1A, Lot 2, Block L, to amend the PD to reduce the required rear yard setback from 20 feet to 14 feet, six inches on property located at 729 Bella Vista Drive

2030: **Special Place to Live**

Introduction:

The owner of this property desires to construct a 288-square-foot addition to the rear of their existing residence which encroaches on the required rear yard setback.

Analysis:

On May 16, 2013, the Planning & Zoning Commission unanimously recommended approval of this request. All of Planning and Zoning Commission conditions have been addressed.

Legal Review:

This item does not require legal review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends Approval

Attachments:

Staff Report with Site Plan Amendment Exhibit