CITY OF COPPELL
PLANNING DEPARTMENT

STAFF REPORT

Irby Addition, PH II - The Preserve at Oak Grove, Replat

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: LI (Light Industrial) & SF-12 (Single Family-12)

REQUEST: A replat of a portion of Lot 2, Block 1, of the Alford Media Addition to allow the subdivision of nine (9) single-family lots.

APPLICANT:

Owner
Alford Coppell Real Estate Holdings
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Coppell, TX. 75019
(972) 538-9400

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Kadleck and Assoc.
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HISTORY: This proposal is a portion of a 14.45 parcel that was platted in 1998, and developed with a 41,000 square foot office/warehouse building for Alford Media. There has been no replatting activity on this 3.5 acre property up until this current request.

HISTORIC COMMENT: There is no historic significance attached to this replat proposal.

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: In an earlier case (Alford Media Addition, Lot 1R and Lot 2, Block 1, Replat); this property was divided into two lots resulting in the Alfred Media building being located on a 10.9 acre lot (Lot 1R) and potential residential development being contemplated on a 3.5 acre lot (Lot 2). The purpose of this replat is to establish nine single-family lots and provide for the extension of Oak Grove Lane on Lot 2. Oak Grove would have 50-feet of right of way, end in a cul-de-sac and be constructed to city guidelines (concrete street, rolled curb, sidewalks, etc.). Lot sizes for the residential development would range from 9000 to over 34,000 square feet. Although the length of the extended street (935 feet) exceeds our typical 600 foot dead-end street maximum, the inclusion of additional paving in the cul-de-sac, and the fact that we will now have a turn-around for fire apparatus in this subdivision, eliminates our concern regarding cul-de-sac length here. Because the replat duplicates the Planned Development District zoning just heard, we support this request with the conditions listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Irby Addition replat subject to the following conditions:

1. Additional comments may be generated during detailed engineering review
2. There will be no parking allowed in the cul-de-sac
3. A tree removal permit must be procured prior to start of construction
4. Park Development Fees of $1285 per lot will be assessed

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat Document