

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-149R2-SF-7, Vistas of Coppell 1A, Lot 2, Block L

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

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

LOCATION: 729 Bella Vista Drive

SIZE OF AREA: One 50 by 105 foot (5,250 square feet) residential lot.

CURRENT ZONING: PD-149-SF-7 (Planned Development-149-Single Family-7)

REQUEST: A zoning change to PD-149 Revision 2-SF-7 (Planned Development-149 Revision 2-Single Family-7), to allow a 5.25-foot encroachment over the required 20-foot rear building setback line, for the construction of a 288-square-foot addition to an existing residence.

APPLICANT: Mr. Jayanth Ramani
729 Bella Vista Drive
Coppell, TX. 75019
(972) 459-4765
Cell: (469) 585-4275
Email: jaysita@yahoo.com

HISTORY: There has been no zoning history on this particular lot, although the subdivision of which this lot is a part was zoned Planned Development for reduced size residential construction (PD-149-SF-7) in May of 1996. At that time the developer had asked for single-family and apartment development on the entire 79-acre parcel. The Council approved the residential request and denied the apartment proposal. The property was eventually developed with all single family lots ranging in size from 5500 square feet to over 9000 square feet.

TRANSPORTATION: Bella Vista Drive is a typical residential street—50 feet of right-of-way, 27 feet of concrete pavement with sidewalks on both sides of the street.

SURROUNDING LAND USE & ZONING:

North: residential; PD-149-SF-7 in Coppell, City of Lewisville north of Highway 121

South: single family residences immediately adjacent, Andrew Brown Park south of levee; PD-149-SF and TC, Town Center

East: single family residences; PD-149-SF-7

West: single family residences; PD-149-SF-7

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for its existing land use, Residential Neighborhood.

DISCUSSION:

This is a pretty straight-forward case. The applicant wishes to expand his residence by adding a 288 square foot addition to the rear of his existing home. In so doing he extends into the required 20-foot rear yard setback by a little over five feet. However, the fact that there is no alley behind his house and an existing 50-foot-wide utility easement is immediately adjacent to the rear property line reduces concerns regarding rear yard encroachment. We do not believe reducing the 20 feet setback to 14 feet six inches damages adjacent neighbors. Pending any substantial neighborhood opposition to the proposed rear yard reduction, we support this request.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request to reduce the required rear yard setback from 20 feet to 14 feet six inches, with the following conditions:

1. Specify scale on “Proposed Plan”.
2. Are windows 3 feet by 4 feet or 3 feet by 5 feet? Scale and measurements do not track.
3. Include North arrow on exhibit.

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. Site Plan amendment exhibit.