



552 Arbor Brook Ln Zoning Change

**Proposal to Rezone 552 Arbor Brook Ln As A Planned Development
October 21, 2024**

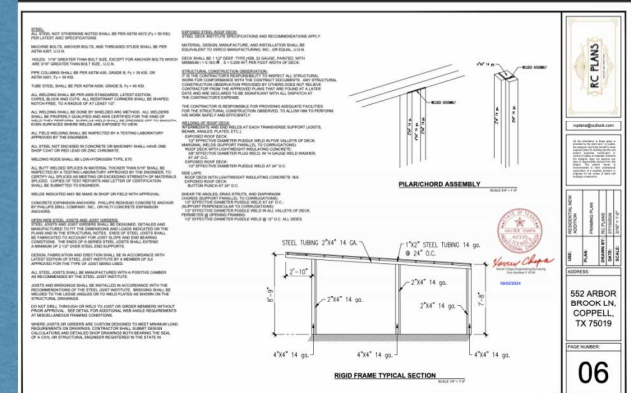
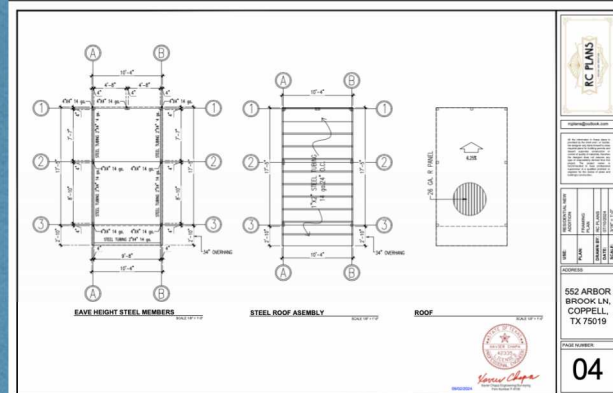
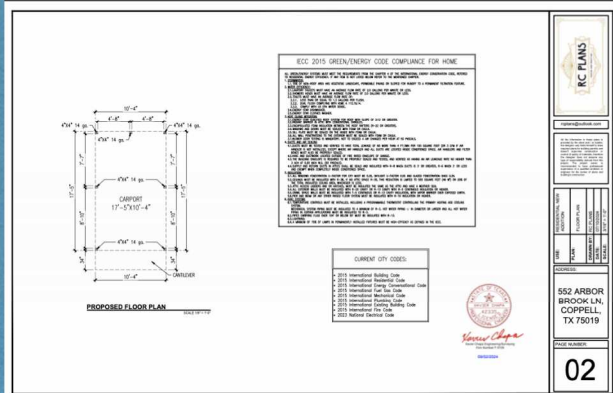
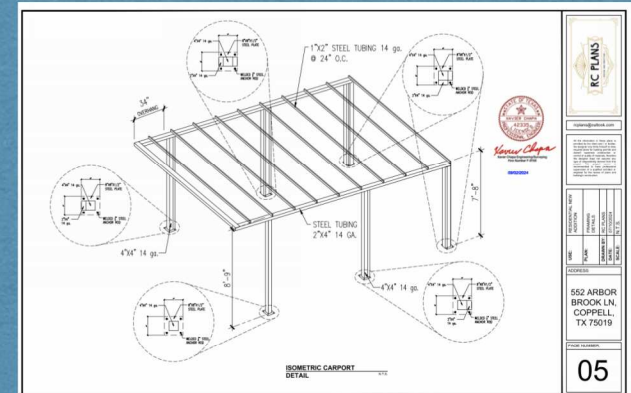
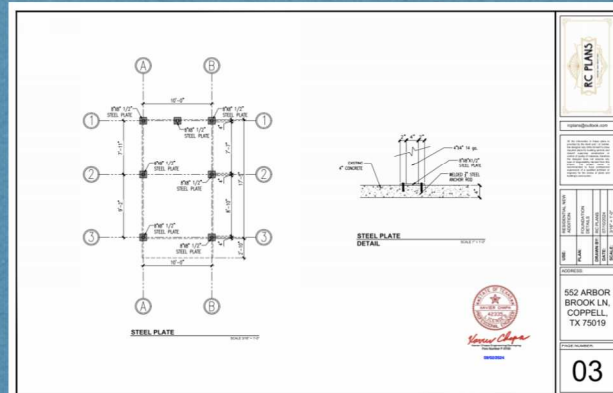
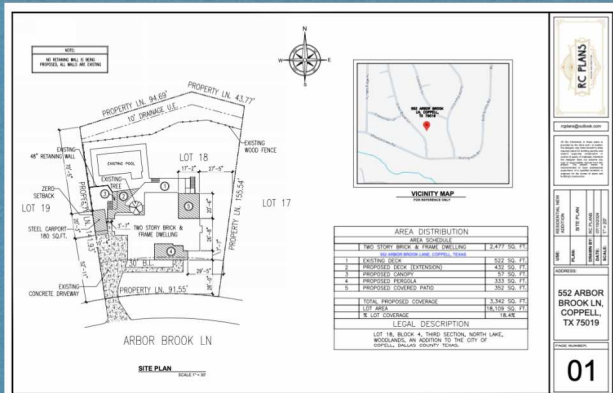
Background

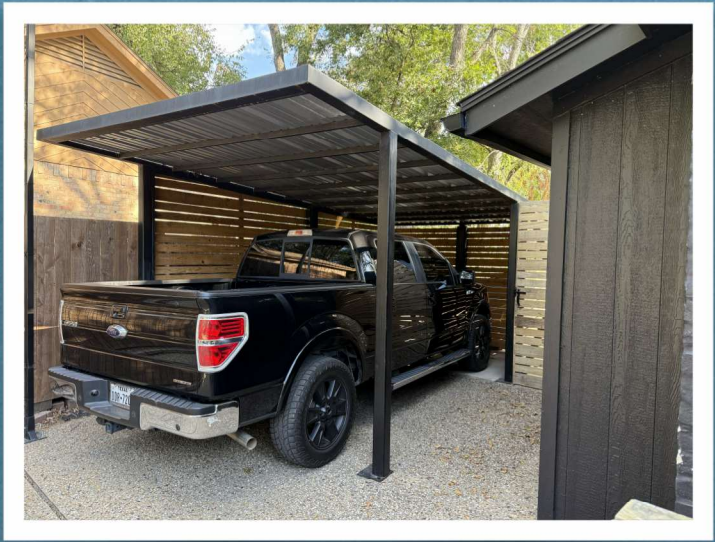
- In August of 2023, the owners of 552 Arbor Brook Ln, Derric & Meagan Bonnot, were notified that their carport was breaking city code. The owners were unaware of this at the time of construction in 2022, as their contractor did not inform them they needed a permit.
- The owners filed for a variance request which was denied despite there being 9 other carports/structures breaking the same code within 1.5 miles of the Bonnot's property.
- The neighborhood has rallied together with over 115 signatures from individual homes, and over 75% of Northlake Woodland Estates Section 3 (where the property is located), asking for 552 Arbor Brook Ln to be rezoned as a Planned Development, to allow for the carport to remain for the following reasons:
 - The structure blends into the property's aesthetic, is hardly noticeable from the street, and is celebrated by the neighborhood, which signed petitions support.
 - The carport is safe, built of steel and wood, secured to the concrete, open on 2 side and well-ventilated on the other 2 sides, and signed and sealed by a licensed certified structural engineer.
 - Both cars do not fit in the garage, the streets are narrow and create parking issues, and the owners have 4 kids close in age, the oldest of which is soon to be driving.
 - The carport was built on the property's existing driveway, where the fence was, and where the car will be parked regardless. Why not allow for it to be safely covered?
 - The carport in no way hangs over property line, and is sloped toward the owner's backyard, where the rain water drains into a drainage system leading to the creek.



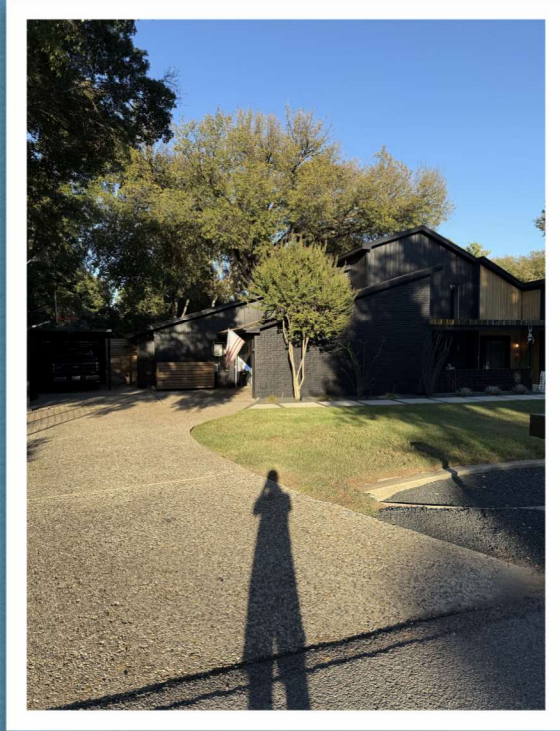
Zone Change Objective

- In brainstorming possible solutions, city staff suggested owners of 552 Arbor Brook Ln. could propose an amended ordinance for 552 Arbor Brook Ln. to be rezoned as a Planned Development to allow carport construction to remain.
- Benefits of the carport include sun, hail, rain, and tree protection for the car. Also, less cars to park on the street, which is an issue with narrow streets. Also, potential increase in home value for a family desiring more covered parking.
- This proposal petitions the city Planning and Zoning Department, as well as City Council, to consider zoning change.
- The conditions for this rezoning are: the carport can be built up to the property line if on a pre-existing driveway and does not hang over neighbor's property line, the carport must meet city requirements for size and materials, the carport must be built recessed from the construction setback and recessed from the house main structure, the carport must be secured to concrete, and the carport plans must be signed and sealed by a licensed registered structural engineer.

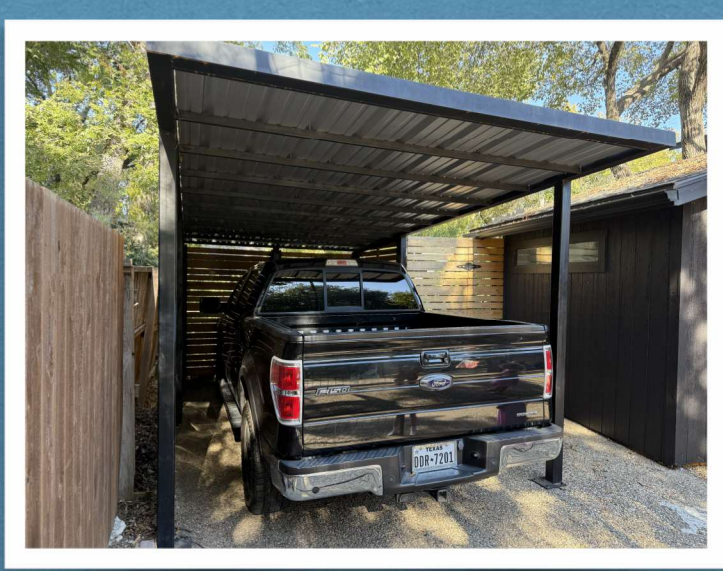




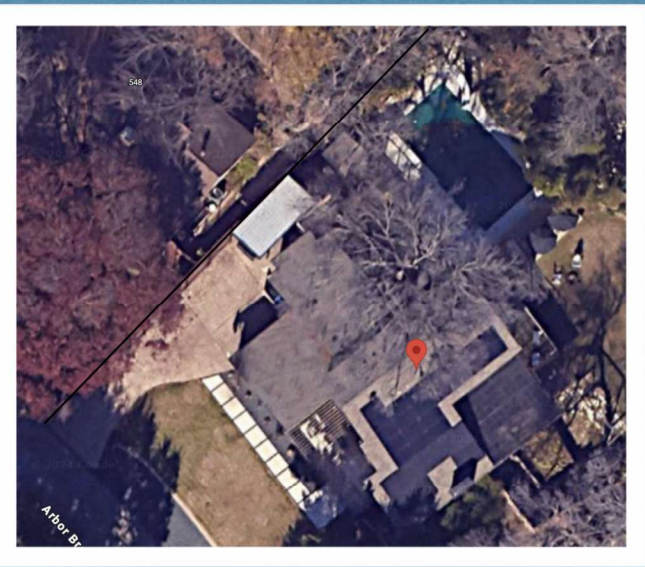
View From Driveway



View From End of Driveway



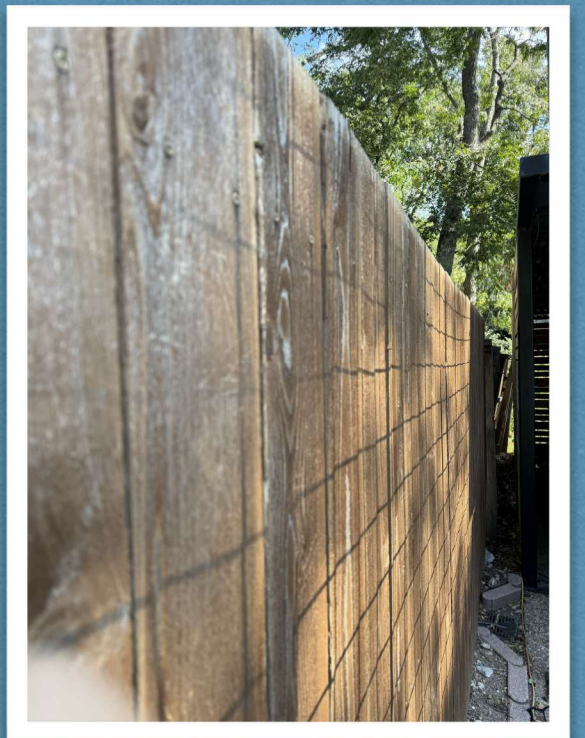
View From Neighbors Fence



Aerial View



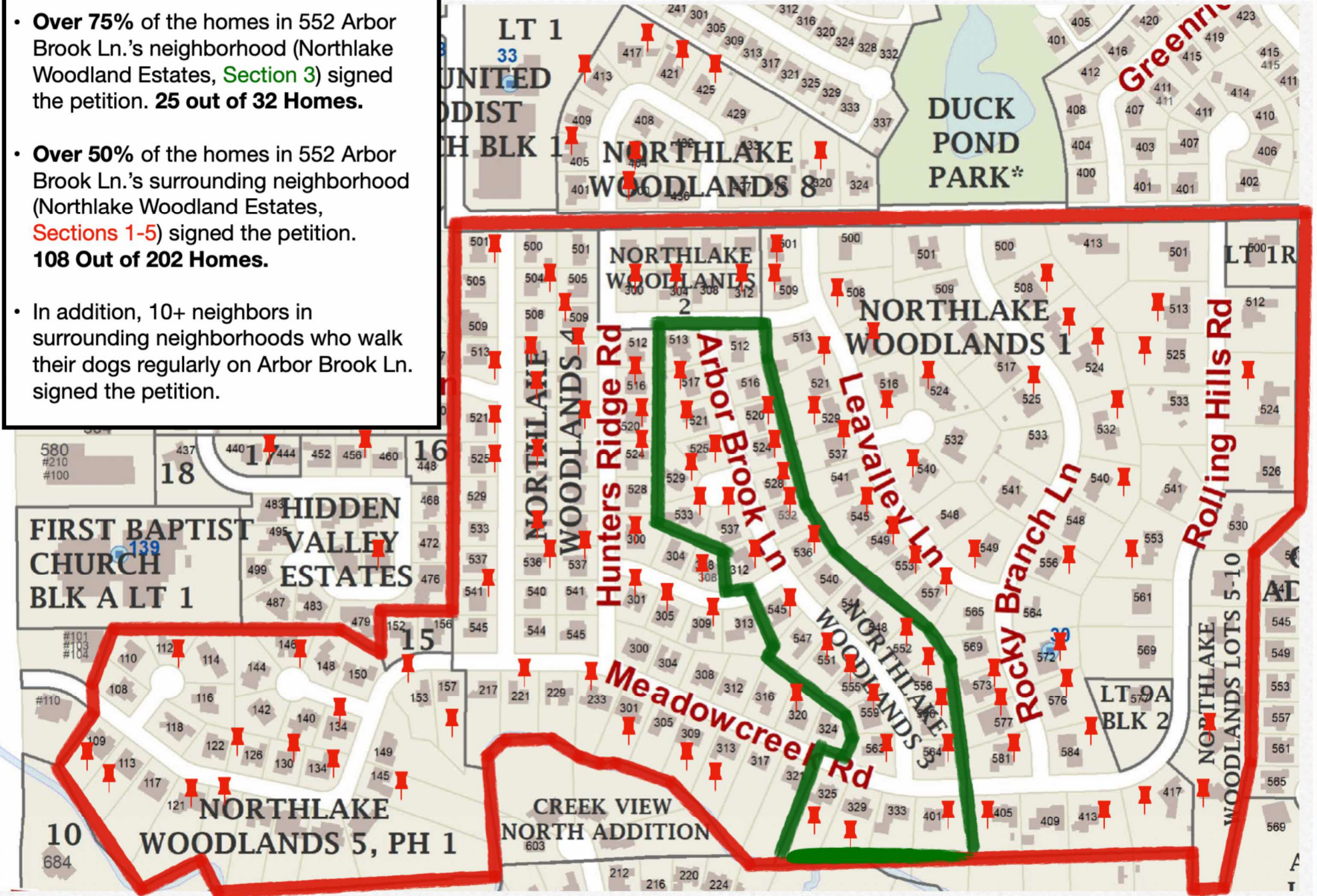
View From Backyard
(Neighbors Fence On The Right
Which is Old and Falling Over)



View Down Property Line
(No Overhang Passed Property Line)

SIGNED PETITIONS SUPPORTING REZONING

- **Over 75%** of the homes in 552 Arbor Brook Ln.'s neighborhood (Northlake Woodland Estates, **Section 3**) signed the petition. **25 out of 32 Homes.**
- **Over 50%** of the homes in 552 Arbor Brook Ln.'s surrounding neighborhood (Northlake Woodland Estates, **Sections 1-5**) signed the petition. **108 Out of 202 Homes.**
- In addition, 10+ neighbors in surrounding neighborhoods who walk their dogs regularly on Arbor Brook Ln. signed the petition.



SIGNED PETITIONS SUPPORTING REZONING

| Address | Name | Address | Name | Address | Name | Address | Name |
|--------------------------|----------------------|--------------------------|----------------------|-------------------------|-----------------------|----------------------------|--------------------------|
| 1 516 Arbor Brook Ln. | Nandesha Ratnayake | 33 516 Hunters Ridge Rd. | Adin Bailey | 65 152 Meadowcreek Rd. | Gee Lee Bessey | 97 572 Rocky Branch Ln. | Katie Jobe |
| 2 517 Arbor Brook Ln. | Paul Riley | 34 520 Hunters Ridge Rd. | Peter Skinner | 66 221 Meadowcreek Rd. | Otha Leach | 98 573 Rocky Branch Ln. | J. Ryan Ewers |
| 3 520 Arbor Brook Ln. | Ryan Breidenbach | 35 521 Hunters Ridge Rd. | Linda Bryant | 67 233 Meadowcreek Rd. | Jamie Fox | 99 576 Rocky Branch Ln. | Margie McCall |
| 4 521 Arbor Brook Ln. | Rebecca Visconti | 36 524 Hunters Ridge Rd. | William Baggett | 68 301 Meadowcreek Rd. | Laurel Eloner | 100 577 Rocky Branch Ln. | Lindsay Monteleone |
| 5 524 Arbor Brook Ln. | Sarah Schram | 37 537 Hunters Ridge Rd. | Joseph Scancella | 69 309 Meadowcreek Rd. | Ashley Marek | 101 581 Rocky Branch Ln. | Mary Cynthia Frie |
| 6 525 Arbor Brook Ln. | Laura Swaldi | 38 501 Leavalley Ln. | Betty Howe | 70 313 Meadowcreek Rd. | Shane Pope | 102 584 Rocky Branch Ln. | Barbara King |
| 7 528 Arbor Brook Ln. | Kathleen Jones | 39 508 Leavalley Ln. | Luis Carrasco | 71 320 Meadowcreek Rd. | Courtney Christianson | 103 513 Rolling Hills Rd. | Elizabeth Restivo |
| 8 529 Arbor Brook Ln. | Leighton P. Shiflett | 40 509 Leavalley Ln. | Theresa Roseman | 72 325 Meadowcreek Rd. | Devonna Hunter | 104 524 Rolling Hills Rd. | Deborah Hinson |
| 9 532 Arbor Brook Ln. | Russell Mitts | 41 512 Leavalley Ln. | Katherine Puckett | 73 329 Meadowcreek Rd. | Deborah Green | 105 525 Rolling Hills Rd. | Jonica Cason |
| 10 533 Arbor Brook Ln. | Josh Rauschenbach | 42 516 Leavalley Cir. | Hope Sapp | 74 401 Meadowcreek Rd. | Janet Restivo | 106 546 Rolling Hills Rd. | Joni Louis |
| 11 536 Arbor Brook Ln. | Courtney Edwards | 43 521 Leavalley Ln. | Elizabeth Chancellor | 75 405 Meadowcreek Rd. | Katie Kane | 107 550 Rolling Hills Rd. | Emily Telling |
| 12 537 Arbor Brook Ln. | Altie Freeman | 44 524 Leavalley Cir. | William Swearingen | 76 413 Meadowcreek Rd. | Kellie Fishpaw | 108 553 Rolling Hills Rd. | Tim Barker |
| 13 545 Arbor Brook Ln. | Barry Bartolucci | 45 529 Leavalley Ln. | Robin Broderick | 77 417 Meadowcreek Rd. | Kerri Colclasure | 109 400 Hunters Ridge Cir. | Scott Burrows |
| 14 551 Arbor Brook Ln. | Scott Geppert | 46 537 Leavalley Ln. | Carol Basso | 78 501 Oakcrest Ln. | Jeff Edward | 110 404 Hunters Ridge Cir. | Raman Chopra |
| 15 552 Arbor Brook Ln. | Derric Bonnot | 47 540 Leavalley Ln. | Sandra Gonzales | 79 504 Oakcrest Ln. | Jason Stato | 111 405 Hunters Ridge Cir. | Ashlynn Coenraad |
| 16 555 Arbor Brook Ln. | Claudio Campos | 48 541 Leavalley Ln. | Karen Williams | 80 512 Oakcrest Ln. | Mike Bunch | 112 413 Hunters Ridge Cir. | Will Hodge |
| 17 556 Arbor Brook Ln. | Matt Augustine | 49 545 Leavalley Ln. | Jennifer MacLean | 81 513 Oakcrest Ln. | Judith Conger | 113 417 Hunters Ridge Cir. | David Caviness |
| 18 559 Arbor Brook Ln. | Camille Penniman | 50 549 Leavalley Ln. | Lindsey Oconnell | 82 516 Oakcrest Ln. | Jason Dumas | 114 421 Hunters Ridge Cir. | Robert Mitchell |
| 19 560 Arbor Brook Ln. | Stacia Engelhardt | 51 553 Leavalley Ln. | John Yacos | 83 521 Oakcrest Ln. | William Melanderz | 115 425 Hunters Ridge Cir. | Winnie Pangilinan |
| 20 563 Arbor Brook Ln. | Mary A. Weaver | 52 557 Leavalley Ln. | Timur Medaric | 84 524 Oakcrest Ln. | David Hood | 116 320 E. Bethel School | Lanse Fullinwider |
| 21 564 Arbor Brook Ln. | Sarah Hicks | 53 112 Mason Ct. | Leah Bradshaw | 85 525 Oakcrest Ln. | Laurie Sellers | 117 444 Hidden Valley Ln. | Jason Moore |
| 22 300 Briarcove Ln. | Rachel Montgomery | 54 134 Maywood Cir. | Wesson Assefa | 86 532 Oakcrest Ln. | Gabor Toth | 118 456 Hidden Valley Ln. | Gabriel Knapp |
| 23 304 Briarcove Ln. | David Talbert | 55 146 Maywood Cir. | Doug Blake | 87 536 Oakcrest Ln. | Emily Peters | 119 480 Hidden Valley Ln. | Amber Merchant |
| 24 312 Briarcove Ln. | David Smith | 56 109 Meadowcreek Rd. | Tara Catlin | 88 541 Oakcrest Ln. | Sandra Vandemoortele | | |
| 25 300 Forestcrest Ln. | Chris Shakesby | 57 113 Meadowcreek Rd. | Melissa Cox | 89 508 Rocky Branch Ln. | Christine Robin Liu | | Green = Section Sec 3 |
| 26 301 Forestcrest Ln. | David VonZurmuehlen | 58 121 Meadowcreek Rd. | Tanzeen Claassen | 90 516 Rocky Branch Ln. | Travis Benge | | Yellow = Section 1,2,4,5 |
| 27 305 Forestcrest Ln. | Rikki Wells | 59 125 Meadowcreek Rd. | Keith Murphy | 91 524 Rocky Branch Ln. | B. Alan Moore | | White = Other Neighbors |
| 28 308 Forestcrest Ln. | Ryan Emch | 60 126 Meadowcreek Rd. | Elizabeth Hemme | 92 525 Rocky Branch Ln. | Jake Radcliff | | |
| 29 309 Forestcrest Ln. | Jill McCall | 61 130 Meadowcreek Rd. | Paul Patel | 93 532 Rocky Branch Ln. | Jason Augustine | | |
| 30 312 Forestcrest Ln. | Amy Guerrero | 62 134 Meadowcreek Rd. | Clint Riley | 94 540 Rocky Branch Ln. | Lindsey Sherrer | | |
| 31 509 Hunters Ridge Rd. | Davideen Demske | 63 137 Meadowcreek Rd. | Rob Davis | 95 549 Rocky Branch Ln. | Parvinder Sidhu | | |
| 32 513 Hunters Ridge Rd. | David Zamarripa | 64 145 Meadowcreek Rd. | Luke Bailey | 96 556 Rocky Branch Ln. | Graham Perry | | |

Addressing Objections Made By Neighbor at 548 Arbor Brook

Currently, even after gathering over 100 petitions, not one person in the neighborhood has objected to the carport, except for 548 Arbor Brook Ln (the property that shares a property line with 552 Arbor Brook Ln).

- Objections made by 548 Arbor Brook Ln
(Responses from the Bonnot's in red)
 - *"It is impossible for us to maintain, repair, or replace our fence due to the close proximity of the carport."*
 - **Not true.** The fence can be accessed easily from their property. Also, the space between carport and fence varies from 10" to mostly 16". In addition, if more space is needed, the Bonnot's will happily remove boards to create more workspace.
 - "Some of the support apparatus for either Mr. Bonnot's carport or net appears to be on our property."
 - **Not true.** They provided a photo of temporary items placed between properties to stop dogs from getting out, which has since been removed.
 - "This situation could prove detrimental to us at such time as we decide to sell our home."
 - **No data to support this.** Comps of recent sells show property value has gone up on all home-sells since the carport was constructed, as well as the appraised value of 548 & 552 Arbor Brook Ln. according to Dallas county.



COMPS & APPRAISED VALUE

556 Arbor Brook Ln, Coppell, TX 75019

- Next door to 552 Arbor Brook Ln.
- It sold for \$840,000 in 2024, after the carport was constructed. It increased in value by \$350,000 from its previous sales price of \$490,000 in the year of 2017.

551 Arbor Brook Ln, Coppell, TX 75019

- Lot across the street from 552 Arbor Brook Ln.
- It sold for \$515,000 in 2024, after the carport was constructed. It increased in value by \$65,000 from its previous sales price of \$450,000 in the year of 2024.

333 Meadowcreek Rd, Coppell, TX 75019

- 4 houses down from 552 Arbor Brook Ln.
- It sold for \$1,080,000 in 2024, after the carport was constructed. It increased in value by \$365,000 from its previous sales price of \$715,000 in the year of 2020.

556 Rocky Branch Ln, Coppell, TX 75019

- 1 block from 552 Arbor Brook Ln.
- It sold for \$875,000 in 2024, after the carport was constructed. It increased in value by \$380,000 from its previous sales price of \$495,000 in the year of 2015.

552 Arbor Brook Ln, Coppell, TX 75019

- The appraised value increased \$142,190 in 2023.
- The appraised value increased \$54,940 in 2024.

548 Arbor Brook Ln, Coppell, TX 75019

- Property next door to 552 Arbor Brook Ln's carport.
- The appraised value increased \$82,510 in 2023.
- The appraised value increased \$42,600 in 2024.

A note from the owners of 552 Arbor Brook Ln.

Dear City Staff,

Thank you for all you do and for considering this proposal. Both our families moved to Coppell in 1993 and made Coppell home. My (Derric) mom, Penny Bonnot, served in Coppell ISD for over 20 years, and my dad, John Mark Bonnot, was the President of the Coppell Chamber in the 90's. When we thought about where we wanted to raise our kids, we knew just the place.

Our neighborhood is behind us and we are asking you to please take into context certain details as you consider this proposal to rezone our property as a Planned Development.

First thing we'd like for you to consider is on the issue of the setback. We understand the code is to protect people's neighbors from building something right up to their property line, however, because our driveway runs up to our property line we have no other place to park our car, other than our narrow streets, without blocking our other car in the garage from getting out. Both cars (a truck and minivan) do not fit in the garage. We were already parking in this space, next to our fence which also is at property line. The fence was rotting so we replaced it, and being inspired by the other 9 carports in our neighborhood, we added steel beams to hold a roof to protect our car from weather and tree damage.

The second thing is on the issue of safety. If the city chooses not to rezone our home and we're forced to take the carport down, we'll still have to keep up the walls because they're our fence-line. All the city would be forcing us to change is removing the roof of the carport, a roof made of steel (not flammable), welded to steel legs, bolted to the concrete, and has been inspected, signed and sealed by a licensed engineer. We see no added safety threat to keeping this roof, only benefits to what it can do to protect our property and increase our home value.

Finally, is the issue of aesthetic and appearance. As we have gone door to door to over 100 homes in our neighborhood asking neighbors to sign our petition, almost everyone has complimented the aesthetic of our carport. Many even said they never even noticed we had one. The only person who has made any complaint is our neighbor at 548 Arbor Brook Ln. It's important to note that if we remove the roof, nothing will change from the perspective of her backyard (where the carport is visible from her property), as she'll still have the walls (our fence) to look at, and our truck will still be parked in the exact same place (as it was before the carport was constructed).

It's also important to note that this neighbor ran off the previous owner of our home, and the one before them. That said, we're not going anywhere. We're going to continue to do our best to love our neighbor as ourselves, teaching our kids to do the same, and our request is that with your permission, the roof over our car would not go anywhere as well.

Thank you for your consideration. 109 Meadowcreek Rd. is zoned as a Planned Development, which allows them to build up to their property line, and we know there have been other zoning changes made for carports in recent years. We are hopeful ours can be added to that list.

-The Bonnot's

