

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-259R3-SF-7/9, Blackberry Farm

P&Z HEARING DATE: September 21, 2023

C.C. HEARING DATE: October 10, 2023

STAFF REP.: Mary Paron-Boswell AICP, Sr. Planner

LOCATION: North side of Sandy Lake Road, 750 feet northeast of Starleaf Road

SIZE OF AREA: 54.855 acres of property

CURRENT ZONING: PD-259R2-SF-7/9 (Planned Development-259 Revision 2-Single Family-7 & 9)

REQUEST: A zoning change to PD-259R3-SF-7/9 (Planned Development-259 Revision 3 - Single Family-7 & 9), to provide a new concept and detail plan that would allow for a gated community and private streets, over two phases (54 residential lots in Phase 1 and nine (9) residential lots in Phase 2 and associated common area lots) with a change in the amenities provided (a pool and pickle ball courts in lieu of gardens for Lot 2X, Block C).

APPLICANT:	Denton Creek Land Company, LTD. c/o The Holmes Builders 225 E. State Highway 121, Suite 120 Coppell, TX. 75019 (214) 488-5200 Email: jdostert@holmesbuilders.com	Blackberry Farms, LTD. c/o The Holmes Builders 225 E. State Highway 121, Suite 120 Coppell, TX. 75019 (214) 488-5200 Email: jdostert@holmesbuilders.com
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HISTORY: In early 1999, this applicant applied for rezoning from SF-12 to PD-SF-9 on 28.21 acres of this request area to develop 55 residential lots. At that time substantial neighborhood opposition surfaced, staff had a number of concerns, and the Planning Commission unanimously denied the request. The case was appealed to Council and was denied by that body in March. The same applicant acquired additional land from Carrollton in 2012 (Carrollton dis-annexed and Coppell annexed the property), an adjacent property owner, and enlarged the request area by 26.6 acres for a total of 54.8 acres.

In 2013 City Council approved PD-259-SF-7/9 for 82 single-family lots and 6 common areas subject to various conditions, including a Flood Plain Study and a tree mitigation fee of \$125,000 being paid prior to construction.

On July 17, 2018, the Planning and Zoning Commission approved a Preliminary Plat for the 74 single-family lots and nine (9) common area lots, and a Final Plat for phase one, 54 single-family lots and eight (8) common area lots on 36.5 acres, subject to a substantial list of conditions. The Final Plat for Phase 1 was extended several times and was ultimately approved in 2020. The ordinance was approved in early 2021. Phase 2 was approved in March of 2021, containing 20 residential lots and one common area lot. In July of 2022, an amendment was approved to reduce the number of residential lots to 63, with 54 in the first phase and 9 in the second phase of development.

TRANSPORTATION: Sandy Lake Road is an improved, C4D/6, four-lane divided thoroughfare in a six-lane right-of-way (110 feet).

SURROUNDING LAND USE & ZONING:

North: vacant flood plain, City of Carrollton

South: St. Joseph's Village; PD-114 (SF-7)

East: Single-family home; SF-12

West: landscape nursery, Lakewood Estates; "R" Retail and Single Family; "SF-7"

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as Residential Neighborhood and Floodplain

DISCUSSION: The residential component and layout of the project is not changing. It is still proposed to have 63 residential homes in two phases. If the PD proposal is approved, the applicant will need to come back with a new plat and revised declarations of covenants, conditions and restrictions to address the additional maintenance of the HOA for the roads and additional amenities proposed.

Currently, the project is under construction with the utilities for Phase 1 and 2 complete. The streets for the subdivision have already been constructed to meet city standards. If approved, the streets will be platted as a common area lot and will have an access and utility easement for the city to maintain its utilities. The roadway paving for Phase 1 is also complete. They are working on installing the sidewalks and finishing up the Phase 2 roadway paving. The bridge is up and paving of the roadway on the bridge is part of the Phase 2 roadway paving. Some of the remaining items include installing street signs, streetlights, and gabions as well as submitting the LOMR to FEMA and perform site cleanup.

The existing PD conditions will remain, and a few new conditions are being requested. The main change proposed by this request is to convert the existing approved development into a gated community with private streets that the HOA would be required to maintain. This would also include the maintenance of the bridge connecting Phase 1 to Phase 2. The other change is the conversion of Lot 2X from a lot with a farmhouse building/amenity center and garden areas to a lot that will still have the existing farm house/amenity center,

and will also have additional amenities such as a pool with pool loungers and umbrellas, restroom facilities, pool cabana, grill station, bocce court, two pickle ball courts and parking area with 12 spaces.

The main request is to convert the subdivision into a private gated community. This would entail having gates at all of the entrances off of Sandy Lake Road (the main entry/exit and the secondary emergency exit by Lot 2X). The subdivision would be accessible to the residents, their guests as well as emergency services. This would not be a manned entrance, but a keypad entrance. There is also a turnaround proposed for those instances where someone either can't get in or turned onto the street by mistake.

The other change mentioned earlier is to the amenity center area. Lot 2X is now proposed to have a pool area that will have an area for tanning, a play pool area and a volleyball net. Surrounding the pool area will be loungers, umbrellas and a grilling station. Two new structures are proposed to be constructed on this lot - a pool cabana and a building that will serve as a restroom/changing area for patrons as well as storage for the pool equipment. Renderings of these buildings have been provided in the package. The applicant is also proposing to construct a sunken bocce ball court adjacent to the pool area. Two pickle ball courts are proposed to be constructed at the southern end of Lot 2X, fronting Sandy Lake Road. There will be benches with shade covers at the courts. They are not proposing to provide pole lighting at the pickleball court area, and this will be a PD condition, especially with the residential adjacency. There will be an eight-foot-tall stone wall that fronts Sandy Lake Road and will screen the pickle ball court both from Sandy Lake and the adjacent residential lot to the east. Along the driveway from the stone wall to the gates to get into the site, a 7-ft iron fence with stone columns is proposed. Interior to the site, they are proposing a four-foot steel slatted fence from the amenity area parking lot. This entrance will get you into the lot and a grassy area, then there is another fence proposed around the pool area. This is proposed to be a four-foot black vinyl chain link fence with shrubbery and will surround the majority of the pool area. The area between the pool and the pickle ball courts will have a six-foot tall black vinyl coated chain link fence as well as between the two courts.

The main gates into the community will be motorized swing gates fitted with Opticom and Knox Locks, which will allow emergency services access to the subdivision. The emergency access gate to the east of Lot 2X will also have a swing gate with emergency access hardware on it.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request subject to the following PD conditions:

1. All of the previously approved PD conditions remain in place.
2. To allow for a gated community with private streets that must be maintained by the HOA, this would include maintenance of the bridge and street signs.
3. To prohibit any pole lighting of the pickle ball courts.
4. Any proposed lighting in the amenity center lot pool area must meet the lighting and glare requirements.
5. The CCR's must be updated to address the changes in the maintenance of the streets, bridge, amenity area, wall maintenance and entry feature maintenance.
6. The existing plats must be vacated, and new plats must be filed that show the streets as private and part of a Common Area, to be maintained by the HOA.
7. To approve the entry feature and sign.

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. Blackberry Farm Exhibit Package
 - a. Revised Site Plan
 - b. Community Entry Site Plan
 - c. Amenity Center Site Plan (Lot 2X) Exhibit
 - d. Entry Sign and Gate Details & Building Perspectives
 - e. Community Entry Planting Plan
 - f. Amenity Center Planting Plan
 - g. Side Entry Gates & Stone Wall Elevations