

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Alford Media Addition, Lot 1R & Lot 2, Block 1, Replat

P&Z HEARING DATE: March 20, 2014

C.C. HEARING DATE: April 8, 2014

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

LOCATION: East side of Freeport Parkway, north of Rolling Oaks Memorial Center

SIZE OF AREA: 14.45 acres of property

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

REQUEST: A replat of Lot 1, Block 1, of the Alford Media Addition to allow the retention of the existing uses and easements on Lot 1R (10.9 acres) and the subdivision of Lot 2 for single family (3.56 acres).

APPLICANT:	Owner Alford Coppel Real Estate Holdings 296 Freeport Parkway Coppell, TX. 75019 (972) 538-9400	Engineer Kadleck and Assoc. Lynn Kadleck 2000 N. Central Expwy. Suite 113 Plano, TX. 75074 (972) 881-0771 Fax: (972) 509-1861 Email: 1kadleck@verizon.net
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HISTORY: This 14.45 acre property was platted in early 1998 and developed with a 41,000-square-foot Alford Media office/warehouse building shortly thereafter. There has been no subsequent re-platting of this property.

HISTORIC COMMENT: There is nothing of historic significance attached to this property.

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:

As mentioned above, this 14.45 acre property was developed by Alford Media in 1998-99 with a 41,000-square-foot building. At the east end of the property on roughly 3.5 acres of the site, there has been no development. In reviewing its long range development plan, Alford has determined it has no need for expansion on this somewhat isolated parcel, and would like to dispose of it. Oak Grove currently terminates in a dead end. A developer has approached Alford with a plan to purchase the 3.5 acre parcel, follow that up with a proposal to rezone it for residential use, and then replat 9 single family lots fronting on a cul-de-sac. The *Comprehensive Master Plan* shows this 3.5 acre parcel as appropriate for residential use. It is a heavily wooded parcel as indicated by the Tree Survey, and residential development will encourage the preservation of trees. The proposed density is compatible with existing development along Oak Grove, the construction of a cul-de-sac is beneficial to the entire neighborhood, and this development type (single family detached construction) should be encouraged here.

To accommodate the development proposal, Alford Media is requesting to replat their 14.45 acre parcel into two lots and modify their existing fire lane. Lot 1R is the 10.9 acre property which contains the existing office/warehouse building and is zoned LI (Light Industrial). Proposed Lot 2 is the 3.56 acre parcel zoned SF-12, (Single Family-12), with a small portion on the west end zoned LI. Although this west end parcel is unbuildable because of the drainage easement, it is proposed to be zoned for residential development (in the form of a residential PD) and utilized as individual open space. Staff supports this replat and recommends it be approved.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this replat request with the following conditions:

1. There will be additional comments during detailed engineering plan review
2. Abandon the existing fire lane and revise the plat to match the Freeport Parkway plans
3. Tree removal permit is required prior to any new construction on the property

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat Document (2 sheets)