

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Blackberry Farm, Final Plat

P&Z HEARING DATE: February 20, 2014

C.C. HEARING DATE: March 11, 2014

STAFF REP.: Marcie Diamond, Assistant Director of Planning

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

SIZE OF AREA: 54.8 acres of property

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

REQUEST: A final plat to subdivide 54.8 acres of property to permit the development of 82 single-family lots and six (6) common area lots.

APPLICANT:

Property Owner

Blackberry Farms, LLC
David Hayes with Holmes Builders
225 E. State Highway 121
Suite 120
Coppell, TX. 75019
(214) 488-5200
Fax: (214) 488-5255
Email: dhayes@theholmesbuilders.com

Engineer

Kadleck and Assoc.
Lynn Kadleck, P. E.
2000 N. Central Expy.
Suite 113
Plano, TX. 75074
(972) 881-0771
Fax: (972) 509-1861
Email: 1kadleck@verizon.net

HISTORY:

In early 1999 the Holmes Builders applied for rezoning from SF-12 to PD-SF-9 on 28.21 acres of the current request area to develop 55 residential lots. There was substantial neighborhood opposition to the request, staff had a number of concerns, and the Planning Commission unanimously denied the request. The City Council followed the recommendation of the Planning and Zoning Commission and denied the request.

Since that time, this applicant acquired additional land from the City of Carrollton (Carrollton dis-annexed and Coppell annexed 25.9 acres the property) and from an adjacent property owner, to enlarge the original request area by 26.6 acres for a total of 54.8 acres. In January 2013, PD-259 and the preliminary plat was approved for 82 single-family lots and six (6) common area lots. On October 23, 2013 Council approved a three month extension for this Preliminary Plat.

TRANSPORTATION: Sandy Lake Road is an improved C4/D/6, four lane divided thoroughfare in a six-lane right-of-way (110 feet).

HISTORIC COMMENT: The request area does not have historic significance.

SURROUNDING LAND USE & ZONING:

North: city limit line: vacant floodplain in the City of Carrollton

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

East: single family home; SF-12

West: landscape nursery; "R" Retail

COMPREHENSIVE PLAN:

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

DISCUSSION:

This Final Plat is essentially the same as the Preliminary Plat approved in 2013. There have been minor refinements and clarifications including adding fence and building lines at key lots, defining the maintenance of the common areas, fences and drainage areas.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Blackberry Farm, Final Plat subject to the following conditions:

1. There will be additional Engineering comments during detailed review.
2. Add the Franchise Utility Signature Blocks to the Final Plat.
3. Submission of HOA Documents for City Attorney review
4. Add FENCE to the 15' Building Line, to read 15' Building and Fence line on Lot 1 Block A, Lots 1, 6 & 11 Block B, Lots 23 & 25 Block D and Lot 16, Block E.
5. Add a note to Lot 21, Block D that once the front yard is designated, then the other 25' Building Line shall be a Building and Fence Setback Line.
6. Clarification of the fence maintenance easement along the common property line with the Akula property.
7. Remove the 15' Hike and Bike Trail Easement note.
8. The CLOMR flood study must go through the CDC and formal Corps of Engineers process
9. The wetlands determination will need to be provided.
10. A tree removal permit is required prior to start of construction and mitigation fees of \$125,000 must be paid prior to construction.
11. Park development fees are required in the amount of \$1,285 per lot

ALTERNATIVES:

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

ATTACHMENTS:

1. Final Plat