



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** June 11, 2013

**Reference:** PD-133R5-SF-7, Magnolia North Addition, a zoning change request from PD-133-Highway Commercial, to allow the development of 28 single-family lots and three (3) common area lots on 5.41 acres of property located along the south side of S.H. 121, approximately 260 feet west of North Denton Tap Road and to amend the Land Use Map of the *Coppell 2030 Comprehensive Master Plan* from “Freeway Special District” to “Urban Residential Neighborhood”.

**2030:** none (*denial is recommended*)

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### **Introduction:**

The applicant is requesting a rezoning and a revision to the *Comprehensive Plan* to allow the construction of 28 single family lots where retail/commercial was envisioned.

### **Analysis:**

Over 20% of the property owners within the 200 foot notification area responded in opposition to this PD Request, and the Planning and Zoning Commission recommended denial, therefore a  $\frac{3}{4}$  (6 out of 7) vote of City Council will be required to approve this request.

The applicant, Tommy Cansler, TCCI Land Development, Inc., requested to postpone the public hearing on this request to the June 11, 2013, City Council meeting.

On May 14, 2013, City Council opened and continued the public hearing to the June 11, 2013, meeting at the applicant’s request.

On March 26, 2013, City Council opened and continued the public hearing to the May 14, 2013, meeting at the applicant’s request.

On February 21, 2013, the Planning & Zoning Commission unanimously recommended DENIAL of this rezoning request.

### **Legal Review:**

This item did not require City Attorney review

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends Denial

**Attachments:**

Request to Table Letter, dated April 18, 2013

Appeal Letter, dated March 6, 2013

Staff Report with Site Plan, Landscape Plan and Screening Wall and Fence Details