

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: Blackberry Farm, Final Plat Phase 2

P&Z HEARING DATE: December 21, 2023

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

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

SIZE OF AREA: 9.209 acres of property

CURRENT ZONING: PD-259R3-SF-7/9 (Planned Development-259-Single Family-7 & 9)

REQUEST: To approve the subdivision of the property, allowing for 9 single-family lots and two HOA lots for the plat for Blackberry Farm Phase 2.

APPLICANT:

HBBL Development, Inc.	Westwood Professional Services Inc,
c/o The Holmes Builders	2901 Dallas Parkway, Suite 400
225 E. State Highway 121, Suite 120	Plano, TX 75093
Coppell, TX. 75019	(972) 265-4865
(214) 488-5200	Email: Alicia.coronilla@gmail.com
Email: terry@holmesbuilders.com	

HISTORY:

In early 1999, the applicant applied for rezoning from SF-12 to PD-SF-9 on 28.21 acres to develop 55 residential lots, and the request was denied. In 2012, Coppell annexed property from Carrollton. The applicant acquired property from an adjacent property owner and enlarged the request area by 26.6 acres. This increased the overall residential development to total 82 single-family lots, with 6 common areas.

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

Preliminary Plats and Final Plats for this property were approved in 2014 and again in 2016, all of which have expired.

On July 19, 2018, the Planning and Zoning Commission again approved a Preliminary Plat for the 74 lots, and a Final Plat for Phase 1, containing 54 lots, subject to a significant list of conditions.

On December 11, 2018, City Council, after tabling the request four times at the request of the applicant, approved the PD, subject to various conditions.

On December 20, 2018, the Planning and Zoning Commission granted a 6-month extension of the Final Plat approval for Phase One of this development.

The Final Plat for Phase 1 was extended several times and was ultimately approved in 2020.

Phase 2, the subject property, was approved in March of 2021, containing 20 residential lots and one common area lot.

The PD for this development was revised in July of 2022, to reduce the number of lots from 20 to nine and shorten the road at the cul-de-sac of Windmill Dr.

In October of 2023, zoning was approved to allow for a gated community and private streets for the entire subdivision.

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: Blackberry Farm Phase 1

East: vacant flood plain, City of Carrollton

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 zoning for this site has changed, allowing for a private and gated subdivision. The HOA will be responsible for maintaining all of the sidewalks, streets, bridge, street signs, entry feature, common areas, etc. The conservation easement will remain in place since it was filed as a separate instrument. In order to convert this to private streets, the existing plat must be vacated to remove the dedication to the city. In essence the vacation plat creates a blank slate. Once the vacation plat is approved, then the new final plat can be approved. The plat change is converting the public streets into private streets, otherwise the layout is essentially the same.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the Final Plat, Phase II, for Blackberry Farms subject to the following conditions:

1. There may be other comments with detail engineering review.
2. The vacation plat must be filed before this new plat can be recorded.
3. Add the PD conditions approved with the zoning to the plat.

ALTERNATIVES:

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

ATTACHMENTS:

1. Final Plat for Phase 2 of Blackberry Farms