

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Belmont Landing, Preliminary Plat

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: South side of East Belt Line Road, west of South MacArthur Boulevard

SIZE OF AREA: 15.18 acres of property

CURRENT ZONING: PD-261-RBN (Planned Development 261-Residential Urban Neighborhood)

REQUEST: A preliminary plat to develop 55 single-family lots and three (3) common area lots.

APPLICANT: Prospective Purchaser:
David Weekley Homes
3301 North I-35
Carrollton, Texas 75007
972-323-7503

Engineer:
Matthew Alexander
Dowdey, Anderson & Associates, Inc.
5225 Village Creek Drive , Suite 200
Plano, Texas 75093
972-931-0694
malexander@daa-civil.com

HISTORY: On April 9, 2013, Council followed the recommendation of the Planning and Zoning Commission and approved a rezoning request from C (Commercial) to PD-261-RBN (Planned Development 261-Residential Urban Neighborhood), to allow the development of 55 single-family residences and three (3) common area lots.

TRANSPORTATION: E. Belt Line Road is on the Thoroughfare Plan as a six-lane divided, major thoroughfare. Currently there are two lanes in each direction and an oversized median which could accommodate widening to six lanes if warranted in the future.

SURROUNDING LAND USE & ZONING:

North- Single Family; SF-9 – The Hollows of Northlake Woodlands
South - Flood Plain and Single Family (Hemmingway Court); City of Irving
East - Retail and Restaurants; PD-157-C-Valley Ranch Plaza Shopping center
West - Undeveloped - Cypress Watters – Potential TOD; City of Dallas

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this property as suitable for **Urban Residential Neighborhood**, which is defined as areas to provide “for a wide variety of higher density residential uses (typically greater than four dwelling units per acre) that serve the needs of residents seeking alternatives to low and medium density single-family detached housing”.

DISCUSSION:

This preliminary plat is essentially identical to the Detail Site Plan that was attached to the PD zoning that was established last month. It provides for the platting of 55 single family lots and three common area lots. PD conditions establish various screening, landscaping and development regulations and assure that all common areas and fencing are maintained by a Homeowners Association.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Preliminary Plat for Belmont Landing, subject to the following conditions:

1. There may be additional comments upon detail engineering review.
2. Park development fees will be assessed at \$1,285 per unit.
3. Review and approval of the HOA documents by the City Attorney prior to filing the Final Plat.

ALTERNATIVES:

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

ATTACHMENTS:

1. Preliminary Plat