

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: Blackberry Farm, Replat Phase 2**

**P&Z HEARING DATE:** July 21, 2022

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

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

**SIZE OF AREA:** 9.209 acres of property

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

**REQUEST:** A replat of Blackberry Farm Phase 2, reducing the number of residential lots from 20 to nine, and shortening the cul-de-sac on Windmill Drive

**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: <a href="mailto:terry@holmesbuilders.com">terry@holmesbuilders.com</a>	

**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, and the proposed plat reflects the lot changes for Phase 2.

**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:**

Phase I of this project contains 54 lots and eight common area lots. The previous plat for Phase 2 of the project, which is on the northern portion of Windmill Drive, will still be accessed from a bridge to be constructed over the creek. It previously contained 20 residential lots and one common area lot. The residential lots ranged in size from 9,000 to 17,000 square feet, with an average lot size of 11,637 square feet. The main change for this phase is a reduction in the number of residential lots from 20 to nine. The majority of the lots for Phase 2 have been combined to create larger lots ranging from 16,000 to 23,000 square feet. There is one lot, Lot 5R, Block D, that is significantly larger than the others (83,124-sf) and wraps the cul-de-sac. This lot is requesting PD conditions that is part of the zoning case. The street leading up to the cul-de-sac on Phase 2 has been shortened to allow for a tree to be saved on Lot 5R, Block D, after it was discovered that a bald eagle was nesting there. The replat serves to replat the lots from 20 to nine, abandon previous easements and create new easements by this plat.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending approval of the Final Plat, Phase 2, for Blackberry Farms subject to the following conditions:

1. There may additional comments generated upon detail engineering plan review.
2. Filing information for off-site easements must be filed and noted on this plat prior to filing this plat.
3. HOA documents must be updated and filed prior to filing this plat.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat for Phase 2 of Blackberry Farms