

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Bethel Road Estates Addition, Lot 1R, Block 1, Replat

P&Z HEARING DATE: August 18, 2022

C.C. HEARING DATE: September 13, 2022

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: Northside of W. Bethel Road, approximately 325 ft east of Hearthstone Lane

SIZE OF AREA: 2.065 acres of property

CURRENT ZONING: C (Commercial), R (Retail) and PD-181R2-SF-12 (Planned Development 181-Revision 2 - Single-Family-12)

REQUEST: A replat combining two properties into one.

APPLICANT:	Architect: Greg Frnka 549 E Sandy Lake Road, Suite 100 Coppell, Texas 75019 972-824-7966 gfrnka@gpfarchitects.com	Owner: Ray & Virginia Larson 560 W Bethel Road Coppell, Texas 75019 322larson@gmail.com
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Surveyor:
Chris Blevins
Brittain & Crawford
3908 South Freeway
Fort Worth, Texas 76110
817-926-0211
clb@brittain-crawford.com

HISTORY: In January 2000, City Council approved a request to change the zoning from Commercial to Planned Development 181-SF-12 to allow the development of 2 residential lots on 3.2 acres of property. The easternmost half of the subject property was part of that zoning change that contains the current Larson Residence. The western half of the subject property has a residence and is considered legal non-conforming because it predates the zoning of the property (Commercial and Retail).

HISTORIC COMMENT: According to Dallas County Central Appraisal District, the existing house on the west portion of the lot was built in 1940. It is not included as part of the Historic Resource Survey and has no historic significance.

TRANSPORTATION: West Bethel Road is a 28-foot, two-lane concrete roadway.

SURROUNDING LAND USE & ZONING:

North: Creek and Residential – Big Cedar, PD-119-SF-9

South: Residential – The Reserve, PD-108R2-SF-9

East: Residential – Bethel Road Estates Lot 2R, Block 1, PD-181R2-SF-12

West: Residential - Bethel Road Estates 2, PD-176R3-SF-12

COMPREHENSIVE PLAN: The 2030 *Comprehensive Plan* of shows the property as suitable for Residential Neighborhood.

DISCUSSION: The Larson's built their current residence in 2004 on the eastern portion of the subject property (Lot 1, Bethel Road Estates). They purchased the western portion of the subject property (property not yet platted) in June of 2018. This is the replat combining the two properties into one lot.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Bethel Road Estates, Lot 1R, Block 1, with no outstanding conditions.

ALTERNATIVES:

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

ATTACHMENTS:

1. Plat