

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-258R-SF, Villas of Southwestern

P&Z HEARING DATE: April 16, 2015

C.C. HEARING DATE: May 12, 2015

STAFF REP.: Gary L. Sieb, Director of Planning

LOCATION: 822 Mango Court

SIZE OF AREA: 3.87 acres of property

CURRENT ZONING: PD-258-SF (Planned Development-258-Single Family)

REQUEST: A zoning change request to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations to allow two stucco homes, approval of a Detail Plan for Lot 2 (822 Mango Court) and approval of a Conceptual Plan for an additional stucco home within this subdivision.

APPLICANT: **APPLICANT**
V. J. Bora and Ramana Juvvadi
1916 Cottonwood Valley Circle
Irving, TX, 75038
(214) 924-5169
Email: rrjuvvadi@gmail.com

HISTORY: This property was rezoned from LI Light Industrial to PD for residential development in November of 2012. The PD consisted of seven single-family lots on a rather unusual design for a public street based upon the limited access to the property.

HISTORIC COMMENT: There are no structures of historic significance located on this property.

TRANSPORTATION: As mentioned in the HISTORY comment, this is an unusually designed single-family subdivision with a 30-foot access street (10-foot access easement and 20 feet of private property) based upon the fact that the access to Southwestern Boulevard—a four-lane divided thoroughfare recently constructed to code with concrete pavement in a 90-plus feet of right of way—was extremely limited.

SURROUNDING LAND USE & ZONING:

North: single-family residences; PD-108-R-SF-9, Planned Development for detached homes

South: vacant industrial land; LI, Light Industrial

East: School administration (Brock Center); C, Commercial

West: scattered single family; C, Commercial

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, was amended with the rezoning of this property to Residential Neighborhood in 2012. The proposal before you complies with the amended Master Plan.

DISCUSSION:

In order to build stucco residences in Coppell, a special exception to our masonry building materials specifications must be made. That is the case here. Specifically, this applicant is asking to allow 100% stucco on a specified lot (Lot 2) and further requests the right to build one more stucco house in this small seven-lot subdivision. Historically, the provisions of the *Zoning Ordinance* dealing with stucco construction were placed in the code in an attempt to limit this construction type in favor of a more “old world” architectural style with brick, stone and wood elements. A provision was placed in the code; however, that would allow stucco on a limited basis through the Special Use or Planned Development process. That is what has happened--most recently in the 56-lot Chateaus subdivision that allowed up to 10 stucco homes as long as they were separated by three masonry units. The developer actually built six. Applying that same rationale and ratio of stucco to masonry residences (less than 10%) would limit this subdivision to the one unit being specifically asked for. Therefore, we would recommend that the one specific stucco residence be approved; that the additional unit be denied based upon the ratio provision and historical comments stated above.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the requested stucco residence on Lot 2, DENIAL of a second stucco structure and the following condition:

1. Include a note on Sheets 2 and 3 that state “100% stucco” in bold letters.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Site Plan (8 ½”x11” exhibit)
2. Elevations (Sheet 2 and 3, 24”x 36” exhibits)