

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Westhaven PH IIB, Final Plat

P&Z HEARING DATE: May 21, 2015

C.C. HEARING DATE: June 9, 2015

STAFF REP.: Marcie Diamond, Assistant Planning Director

LOCATION: South of S.H. 121, west of Magnolia Park

SIZE OF AREA: 12.58 acres of property

CURRENT ZONING: PD-255-SF (Planned Development-255-Single Family)

REQUEST: A Final Plat to allow the development of 67 residential lots and two (2) common area lots.

APPLICANT:

Owner:

Standard Pacific Homes
909 Lake Carolyn Parkway #940
Irving, Texas 75039
972-590-2400

Applicant:

Mark Harris
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, Texas 75034
972-335-3580
e-mail: mark.harris@kimley-horn.com

HISTORY:

The subject property was zoned Light Industrial in 1983. In 2003, the designation on the *Comprehensive Land Use Plan* was changed from Light Industrial/Showroom Uses to Freeway Commercial. As part of the Council's action, this property was also rezoned from Light Industrial to Highway Commercial.

On July 10, 2012, Council approved a Planned Development District and a Preliminary Plat to permit 297 single family homes, and 37 common area lots in accordance with the 2030 *Coppell 2030, A Comprehensive Master Plan*, which designates this property as suitable for Urban Residential Neighborhood.

On February 12, 2013, City Council approved the Final Plat for Phase 1 of this development which consisted of 143 residential lots and 26 common area lots.

On March 26, 2013, City Council approved an amendment to the Westhaven PD (PD-255R-SF) which reduced the rear yard setback from 50 feet from S.H. 121 R.O.W. to 45 feet on Lots 1 through 11, Block J.

On August 12, 2014, City Council approved the Final Plat for Phase 2A of this development which consisted of 87 residential lots and 15 common area lots.

HISTORIC COMMENT: There is no historical significance attached to this property

TRANSPORTATION: State Highway 121 is a Freeway (Principal Arterial) built to standard, within a variable width right-of-way.

SURROUNDING LAND USE & ZONING:

North- PD-255-SF, Westhaven; single family residential subdivision

South -PD-255-SF, Westhaven; open space lots

East - PD-264R-RBN-5, Easthaven; single family residential subdivision

West - PD-255-SF, Westhaven; open space/lake-trails

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this property as suitable for **Urban Residential Neighborhood**, defined as areas which 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 is the third and final phase of development for this 297-lot subdivision. The first Final Plat was approved approximately two years ago and established 143 (48%) of the total lots and 32 acres of open space. The 32 open space acres contained in part, two lakes, passive recreation areas and the continuation of the trail system. The second phase contained an additional 87 lots and 15 common lot areas. This final phase encompasses 67 lots and the remaining common space lots and is located in the southeastern portion of this Planned Development.

The lots in this phase are all RBN-5 (5,700 +/- sq. ft. lots), which are all front entry (no alleys). There is one significant open space lot (Lot 4X, Block D) which contains approximately one half an acre and will be bounded by Johns Avenue, Wingate Road and Eden Street.

This Final Plat reflects the lotting patterns and requirements of the approved Preliminary Plat and will be developed in accordance with the PD Zoning established for this property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Westhaven PH IIB, Final Plat, subject to:

1. There may be additional comments at the time of detail engineering review.

ALTERNATIVES:

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

ATTACHMENTS:

1. Final Plat