

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Red Hawk Addition, Lots 3R & 5R, Block B, Replat

P&Z HEARING DATE: May 21, 2015

C.C. HEARING DATE: June 9, 2015

STAFF REP.: Matt Steer, Senior Planner

LOCATION: Lot 3, Block B (334 Devon)
Lot 4, Block B (330 Devon)
Lot 5, Block B (326 Devon)

SIZE OF AREA: 0.45 acres

CURRENT ZONING: PD-241-SF-C (Planned Development-241-Single Family-Commercial)

REQUEST: A replat of Lots 3, 4 & 5, Block B, into two lots to allow the construction of one single-family home on 10,713 square feet of property (formally 330-334 Devon Drive) and to replat Lot 5 (326 Devon Drive), to increase to 8,732 square feet.

APPLICANT:	Developer: Creststone Group, LTD David Hayes 225 East Highway 121, Suite 120 Coppell, TX. 75019 (214) 488-5200 Email: dhayes@theholmesbuilders.com	Engineer: Kadleck & Associates Lynn Kadleck 2000 N. Central Expy., Suite 113 Plano, Texas 75074 (972) 881-0771 l.kadleck@kadleckassociates.com
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HISTORY: In 2009, the zoning was changed on this property from Office to PD-241, which allowed 54 single-family homes, two office sites and preservation of a historic cemetery. Since that time, the subdivision has been developed with streets, landscaping, lighting, a model home and 13 houses are either completed or under construction. In November 2011, A 7,800-square-foot medical office building was approved for Lot 28R, Block A, and has subsequently been constructed at the northwest corner of Bethel School and Denton Tap Roads. In August 2013, the Planning and Zoning Commission recommended denial of a request to amend this PD to allow swimming pools and other structures (not to exceed 6 feet in height) to be constructed within a portion of the “ten-foot No Tree Disturb Area” along the northern property line of this subdivision. In March 2014, the City Council approved a Replat request combining two lots into one along the west side of Blackburn Drive at the entry into the subdivision off Bethel School Road. In

October 2014, Council approved a 4,700 square foot medical office on Lot 27R, Block A. The lot has yet to be developed.

HISTORIC COMMENT: The request area does not have historic significance although the Historic Bullock Cemetery is included in the original overall development plan and is being preserved.

TRANSPORTATION: Devon Drive is a 28 feet wide concrete road with mountable curbs within 50 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

North: single-family homes; PD-241-SF

South: single family homes; PD-241-SF

East: single family homes; PD-241-SF

West: single family homes; PD-241-SF

COMPREHENSIVE PLAN: The *Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for residential neighborhood uses.

DISCUSSION: This is a fairly simple request to replat Lots 3, 4 & 5, Block B, into two lots. This will allow for the construction of a new single-family home on 10,713 square feet of property (Lot 3R) and will increase the size of an existing residential lot (Lot 5R) to 8,732 square feet. The current lot widths are approximately 50-feet. Lot 3 is proposed to increase in width by 38 feet to the north and Lot 5 is proposed to increase in width by 12-feet to the south. The conditions of the existing Planned Development will remain in place and those affecting the subject properties are listed on the plat. Staff is recommending approval with no outstanding conditions.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Red Hawk Addition, Lot 3R & 5R, Block B, Replat 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. Replat