

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**North Lake Estates, Lot 19R, Replat**

**P&Z HEARING DATE:** May 19, 2016 (**DENIED and resubmitted for June 16, 2016**)

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

**LOCATION:** NWC of Bullock Drive & Southwestern Boulevard

**SIZE OF AREA:** 0.51 acres of property

**CURRENT ZONING:** C (Commercial)

**REQUEST:** A replat of Lot 19 of Northlake Estates to establish easements and incorporate an abandoned right-of-way to allow a retail/residence building.

**APPLICANT:**

<p><b>OWNER</b> Thuychi Thi Nguyen 1012 Chisholm Trail Murphy, TX. (972) 827-8855 Email: <a href="mailto:3connhi@gmail.com">3connhi@gmail.com</a></p>	<p><b>SURVEYOR</b> CBG Surveying, Inc. Robert Richardson 12025 Shiloh Road Suite 230 Dallas, TX. 75228 (214) 349-9485 Email: <a href="mailto:robert@cbginctx.com">robert@cbginctx.com</a></p>
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**HISTORY:** This property was subdivided several years ago and contains a platted 25-foot front yard setback which runs parallel with Southwestern Boulevard, a 15-foot side yard setback from Bullock Drive and a 60-foot right-of-way dedication for Farmers Branch Coppell Road—a road that was never constructed. The property has been vacant for a number of years. **This case was denied by Planning Commission on May 19 due to required changes to the zoning case and replat document.**

**HISTORIC COMMENT:** There is no historic significance attached to this property

**TRANSPORTATION:** Bullock Drive is an unimproved 50- foot wide right-of-way street that has been asphalt paved to 22-24 feet in width. There are no curb, gutter, or sidewalks on Bullock. Southwestern Boulevard is an improved, undivided two-lane, concrete roadway constructed in a 90-foot right-of-way, with adjacent sidewalk. Farmers Branch Coppell Road is a “paper” platted street having never been constructed across the property and is proposed to be abandoned and incorporated as part of this site.

**SURROUNDING LAND USE & ZONING:**  
**North:** single family detached residences; PD-198-SF-7

**South:** vacant; “LI”; Light Industrial

**East:** vacant, mixed use proposal: PD-270 RBN

**West:** newly constructed office/commercial building; “C”, Commercial

#### **COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Mixed Use Neighborhood Center.

#### **DISCUSSION:**

This is a request to replat property envisioned for a retail/residence use as discussed in case PD-283-C reviewed earlier. In essence the replat abandons several easements not needed and provides others that reflect the plan for development of the retail/residence lot such as setbacks, fire lanes, etc. For the most part since the replat reflects the plan recommended for approval, staff can support this request. In removing the existing 25-foot front yard setback, staff supports its removal as long as a new front yard is specified on the replat that is identical to the existing buildings to the west. The applicant has agreed to that setback. There are several conditions that must be reflected on the replat, and they are stated below as condition for approval.

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

Staff is recommending APPROVAL of this replat with the following conditions. **Items in bold are conditions that still have not been met:**

- 1. All statements on this document should refer to a “Replat” not a “Plat”.**
2. Include the following statement as reason for the replat: “The purpose of this **Replat** is to create one lot, abandon an existing 25-foot front yard setback from a non-existing Farmers Branch Coppell Road right-of-way, **provide a fire lane**, and establish a new front yard setback **from Southwestern Boulevard**”.
- 3. Eliminate phrase related to City Council action in the Planning Commission Secretary statement.**
- 4. “Farmers” still misspelled in title block.**
5. ~~Provide a 10-foot setback on west side of property.~~
6. ~~Provide dimensions of front yard setback from Southwestern Boulevard.~~
- 7. There will be additional comments during detailed engineering review.**

#### **ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request

#### **ATTACHMENTS:**

1. Replat Document