

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Blackberry Farm, Preliminary Plat

P&Z HEARING DATE: July 21, 2016

STAFF REP.: Marcie Diamond, Assistant Planning Director

LOCATION: North side of Sandy Lake Road, Northeast of Starleaf Road

SIZE OF AREA: 54.8 acres of property

CURRENT ZONING: PD-259-SF-7/9 (Planned Development-259-Single Family-7 & 9)

REQUEST: A preliminary plat to subdivide 54.8 acres of property to permit the development of 82 single-family lots and nine (9) common area lots.

APPLICANT:

Property Owner	Engineer
Blackberry Farms, LLC	Kadleck and Assoc.
David Hayes with Holmes Builders	Lynn Kadleck, P. E.
225 E. State Highway 121	2740 North Dallas Parkway
Suite 120	Suite 280
Coppell, TX. 75019	Plano, TX. 75093
(214) 488-5200	(214)473-4640
Email: dhayes@theholmesbuilders.com	Email: Lynn.Kadleck@westwoodps.com

HISTORY:

In early 1999, this applicant applied for rezoning from SF-12 to PD-SF-9 on 28.21 acres of the request area to develop 55 residential lots. At that time substantial neighborhood opposition surfaced, staff had a number of concerns, and the Planning Commission unanimously recommended denial of the request. The zoning case was appealed to Council and was denied by that body in March.

In 2012, this applicant acquired additional land from a property owner that was in the corporate limits of Carrollton (Carrollton de-annexed and Coppell annexed the property), an adjacent property owner, and enlarged the original request area by 26.6 acres and increased the residential development to total 82 single-family lots, with six common areas. PD-259-SF-7/9 was approved by City Council in January 2013, with various development conditions as well as a negotiated tree mitigation fee of \$125,000. In March 2014, the Final Plat for this property was approved. However, given that the applicant now desires to phase this development and the Final Plat approval is over two years old, a resubmission was required.

TRANSPORTATION: Sandy Lake road is an improved C4/D/6, four-lane divided thoroughfare in a six-lane right-of-way (110 feet).

SURROUNDING LAND USE & ZONING:

North: vacant floodplain, City of Carrollton

South: St. Joseph's Village: PD-114 (SF-7)

East: single family home; SF-12

West: landscape nursery and single family; "R" Retail, and "SF-7" Single Family-7

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property as Residential Neighborhood and Floodplain.

DISCUSSION:

As noted above, this plat was originally approved several years ago, as a one-phase, 82-lot project to be built in accordance with the Planned Development PD-259 SF-9/7 approved in 2013. Given that this plat approval has expired, and the applicant now desires to divide this project into two phases, a resubmission was required. This preliminary plat is generally the same as the previous preliminary plat, approved as a companion request to the rezoning, however there are still outstanding conditions relating to the flood plain, drainage areas and there are a few minor drafting issues which also need to be addressed.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Blackberry Farm, Preliminary Plat, subject to the following conditions:

1. There will be additional Engineering comments during detailed plan review.
2. Erosion/Slope stability has never been resolved. Provide a plan of action and we will have it reviewed by an outside consultant.
3. Walls built on top of the slope need to be designed to provide adequate support for the long term.
4. Add the notation "Building and Fence Setback Line" to lot 25, Block D.
5. Correct the spelling of veneer in condition 8e.

ALTERNATIVES:

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

ATTACHMENTS:

1. Color Exhibit for PD-259-SF-9/7
2. Preliminary Plat