

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Blackberry Farm PH I, Final 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 Street

SIZE OF AREA: 54.8 acres of property

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

REQUEST: A final plat of PH 1 to subdivide 36.5 acres of property to permit the development of 55 single-family lots and seven (7) 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:

This is the companion request to the Preliminary Plat for the entire project. This Final Plat for Phase 1 consists of all the property south of the creek, and includes 55-SF-9 lots. The initial development will also include the entry feature lot "The Farm", which is to contain a farm house, blackberry and neighborhood gardens, wildflowers and a well landscaped setting at the corner of Sandy Lake and Blackberry Farm Road. Other common/HOA maintained areas in this phase are "The Park" which is a passive open space area and "A Pond" a water storage element. Color exhibits included in the application's zoning presentation are attached for reference.

This plat reflects the lotting patterns of the Preliminary Plat, and addresses the applicable PD conditions. There are several outstanding conditions which need to be addressed prior to filing this Final Plat for record.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Blackberry Farm, Final 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. Please 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. Submission of HOA documents for City Attorney review prior to filing the plat for record.
5. Payment of Tree Mitigation fees of \$125,000
6. Payment of park fees of \$1,285 per residential lot.

ALTERNATIVES:

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

ATTACHMENTS:

1. Color Exhibits from PD-259-SF-7/9
2. Final Plat, Phase 1