

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: Fourth Extension of Blackberry Farm, Final Plat Approval for Phase 1**

**P&Z HEARING DATE:** April 16, 2020

**STAFF REP.:** Mary Paron-Boswell, Sr. Planner

**LOCATION:** North side of Sandy Lake Road, 750 feet northeast of Starleaf Road

**SIZE OF AREA:** 45.6 acres of property

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

**REQUEST:** Fourth extension of the approval for Phase 1 Final Plat to allow the subdivision of the property to allow the development of 54 single-family lots and eight (8) common area lots.

**APPLICANT:** Blackberry Farms, LLC  
Terry Holmes with Holmes Builders  
225 State Highway 121  
Suite 120  
Coppell, TX. 75019  
(214) 488-5200  
Email: [terry@theholmesbuilders.com](mailto:terry@theholmesbuilders.com)

**HISTORY:** In early 1999, this applicant applied for rezoning from SF-12 to PD-SF-9 on 28.21 acres of this request area to develop 55 residential lots, and the request was denied. In 2012 Coppell annexed property from Carrollton and the applicant acquired property from an adjacent property owner, and enlarged the request area by 26.6 acres and increased the residential development to total 82 single-family lots, with 6 common areas.

In 2013 City Council approved PD-259-SF-7/9 subject to various conditions, including Flood Plain Study and a tree mitigation fee of \$125,000 being paid prior to construction.

Preliminary Plats and Final Plats for this property were approved in 2014 and again in 2016, all of which have expired.

On July 19, 2018 the Planning and Zoning Commission approved a Preliminary Plat for the 74 lots, and a Final Plat for Phase 1, containing 54 lots, subject to a significant list of conditions.

On December 11, 2018 City Council, after tabling the request four times at the request of the applicant, approved the PD, subject to various conditions that need to be addressed prior to filing the plat for the first phase of development.

On December 20, 2018 the Planning and Zoning Commission granted a 6-month extension of the Final Plat approval for Phase One of this development. In June of 2019, the Planning and Zoning Commission granted a 6-month extension of the Final Plat approval for Phase One of this development. On November 21, 2019, the Planning and Zoning Commission again granted a 6-month extension of the Final Plat approval for Phase One of this development.

**TRANSPORTATION:** Sandy Lake Road is an improved, C4D/6, four-lane divided thoroughfare in a six-lane right-of-way (110 feet).

**SURROUNDING LAND USE & ZONING:**

**North:** vacant flood plain, City of Carrollton

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

**East:** Single-family home; SF-12

**West:** landscape nursery; R- Retail and Single Family; (SF-7)

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as Residential Neighborhood and Floodplain

**DISCUSSION:** This Final Plat approval in July 2018 was a companion request to the revisions to the Planned Development District for this 54.7-acre tract. This first phase of development will contain 54 lots and eight (8) common area lots. The lot sizes range in size from 9,000 to 15,000 square feet, larger lots (from 11,000 to over an acre) being adjacent to the creek, with an average lot size of 11,633 square feet.

On December 11, 2018 City Council, after tabling the request four times at the request of the applicant, approved the revised PD, subject to various conditions that need to be addressed prior to filing the plat for the first phase of development, including the issuance of permits by the U.S. Army Corps of Engineers, the establishment of the Conservation Easement and setting up a mechanism for the funding of the HOA "seed" money for the maintenance of the open space areas, and related issues.

Plats approved by the Planning and Zoning Commission must be submitted to the city for signatures within six months or they become null and void. This Final Plat has been extended three times, with the third request extending the life of this plat until June 20, 2020. Mr. Holmes indicated that they have received their 404 permit and are waiting on the formal letter. They are working on other items of their PD approval. This fourth request would extend the life of the plat for an additional six months to December 20, 2020.

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

Staff is recommending approval six-month extension to the approval of Final Plat, Phase 1, for Blackberry Farms. If granted, the Final Plat approval will expire on December 20, 2020.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Request Letter (email)
2. Final Plat for Phase 1 of Blackberry Farms