

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Hollows @ Northlake Woodlands,
Lots 1R-1, 1R-2, 1R-3 AND 2RX, Block C, Replat**

P&Z HEARING DATE: February 25, 2021

STAFF REP.: Matthew Steer, AICP, Development Service Administrator

LOCATION: 600 Mockingbird & 700 Crestview Drive

SIZE OF AREA: 2.1 acres of property

CURRENT ZONING: SF-9 (Single Family-9)

REQUEST: A replat of Hollows @ Northlake Woodlands, Lots 1 and 2, Block C into three residential and one common area lot

APPLICANT:

Applicants:	
David Carp	Steve Maglisceau
Southwest Frontenis, LLC	Riverchase HOA
8118 Chadbourne Rd.	8360, Suite 300
Dallas, Texas 75209	Dallas, Texas 75243
214-236-3333	
Dcarp6827@gmail.com	

Developer:
Hassan (Sam) Naser
1525 Flowers Drive
Carrollton, Texas 75007
469-422-5944
AAAProServices@hotmail.com

HISTORY: 600 Mockingbird was originally platted in April 1985. This property was included in The Hollows of Northlake Woodlands Subdivision which was platted in late 1998. Lot 3, Block C contained the Frontenis Center. This has a residence included in the center.

TRANSPORTATION: Mockingbird Lane is a two-lane undivided collector built to standard within 60' right-of-way. Crestview Drive is a two-lane undivided local road built to standard within 50' right-of-way.

SURROUNDING LAND USE & ZONING:

North – residential; SF-9 (Single Family-9)
South – residential; SF-9 (Single Family-9)
East – residential; SF-9 (Single Family-9)
West – residential; SF-12 (Single Family-12)

COMPREHENSIVE PLAN: The *Comprehensive Plan* shows the property suitable as a Residential Neighborhood.

DISCUSSION: The purpose of the proposed replat is to set up three single-family residential lots. The current zoning of this property and the adjacent properties to the north, south and east is Single-Family-9 (SF-9). The standards for SF-9 zoning include 75' lot width (measured at the front yard building line) and a minimum 100' lot depth. The minimum lot area is 9,000 square feet; therefore, just abiding by the minimum lot widths and depths wouldn't be sufficient. The applicant and their surveying team have put together a plan for three lots that conform to the SF-9 requirements. Garage access to the homes will be from the existing alleyway. Lot 1R-1, Lot 1R-2, and Lot 1R-3 will have residential units. The southern portion of Lot 1R-3, the TXU easement, was previously owned and maintained by the Riverchase HOA. This portion was sold from Riverchase to the current owner and is now being incorporated into one of the residential lots. This area still has a TXU Easement which cannot be built on without permission from Oncor. Lot 2RX, Block C is a common area lot with the TXU Easement and will continue to be maintained by the Riverchase HOA.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Lots 1R1 to 1R-3 & Lot 2RX, Block C, Hollows at Northlake Woodlands Replat with no outstanding conditions.

1. Construction Development Permit with engineering review will be required for utility connections and grading.
2. Surface runoff must drain from an individual lot to a public right-of-way or to an underground drainage system contained in a public easement and will not be allowed to surface drain onto another lot.
3. Provide a plan showing where sewer services will run for each lot. This is needed to determine if the abandonment of the sewer easement can take place.
4. Park Fees are \$1,285 per new residential unit (one existing, two new).
5. Roadway impact fees due prior to plat recordation.
6. Water, and wastewater impact fees due prior to building permit.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat
2. Tree Survey