

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: Blackberry Farm, Final Plat Phase 2

P&Z HEARING DATE: March 18, 2021

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

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

SIZE OF AREA: 9.209 acres of property

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

REQUEST: Phase 2 Final Plat to allow the subdivision of the property to allow the development of 20 single-family lots and one (1) common area lot.

APPLICANT: Denton Creek Land Company
Terry Holmes
225 E. State Highway 121, Suite 120
Coppell, TX. 75019
(214) 488-5200
Email: terry@holmesbuilders.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. The Final Plat for Phase 1 was extended several times and was approved in 2020.

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: Blackberry Farm Phase 1

East: vacant flood plain, City of Carrollton

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:

Phase I of this project contains 54 lots and eight common area lots. This final plat is for Phase 2 of the project, containing the remaining 20 residential lots and one common area lot. The residential lots range in size from 9,000 to 17,000 square feet, with an average lot size of 11,637 square feet. This plat is subject to the ordinance approved for PD-259-SF 7 & 9. This portion of the site will be on the northern portion of Windmill Drive and accessed from a bridge to be constructed over the creek.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the Final Plat, Phase 2, for Blackberry Farms subject to the following conditions:

1. There may additional comments generated upon detail engineering plan review.
2. Filing information for off-site easements must be filed and noted on this plat prior to filing this plat.
3. HOA documents must be filed prior to filing this plat.

ALTERNATIVES:

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

ATTACHMENTS:

1. Final Plat for Phase 2 of Blackberry Farms
2. Ordinance