

Gehan Homes Development at Highpoint Oaks

Update - June 22, 2014:

The installation of site utilities is finally being completed and they will be starting the installing of the streets next week. The large piles of dirt should disappear soon. They should also be starting the stone walls along their south (our north) property line soon. We installed a line on photinias as a sound and visual barrier which seem to be doing well.

Update - December 10, 2013:

As of this date, no work has commenced on the site. We were told site clearing would begin back in the beginning of November. With the recent snow, ice and cold weather, it is doubtful that it will start anytime soon.

Update:

Back on April 9th, the Board met with the developer to discuss the project. We were told that the project would probably break ground in June or July. We were told that the grading and drainage plans would be submitted to the City of Coppell for review when they were also submitted to the City of Lewisville for permit. After repeated requests to the developer with no reply, we contacted Gehan homes. The plans were then sent to the City of Coppell on September 6th after they contacted the City of Lewisville. We were told that the plans had been submitted for permit and they anticipated breaking ground the 1st or 2nd week of October.

The City of Coppell has been notified that we feel there are some significant issues with the plans that will have a direct impact on us. We are going to meet with them on Monday, September 16th to express our concerns and see what that can do to help us.

Our major concerns are:

- 1) When we met with the developer, we were told that the west detention pond would be piped to the east detention pond. The water would then overflow down the spillway. With their current plans, however, in a major rain event, the water will overflow the west detention pond and run behind 864 to 832 Kilbridge (which already floods) where it will flow along the v-ditch along the sidewalk to the spillway,
- 2) There will be a 10' to 12' on the property line at 850 and 854 Applecross Court. How will that be built and maintained?
- 3) The developer said a continuous fence would be built along the property line to prevent residents for their community from entering ours and using our greenbelts. Nothing is indicated on the plans.

Here is a link to the plans which they have submitted for permit:
(This is a 2.5MB file so it may take some time to open)

Previously posted:

There was a City of Lewisville P&Z meeting held on October 23rd, 2012 at which a zoning change request was approved for a development planned by Gehan Homes on the Highpoint Oaks property to our north. Neither the City, nor the developer contacted anyone from Coppell Greens about the meeting. Once the Board became aware of the project we contacted the City of Coppell Engineering Department to express our concerns about various issues. The Board is also going to contact the City of

Lewisville and the developer to insist that we be notified about any future meetings. Two immediate concerns are:

1) Any additional water that would be generated by the surfacing of their development which would flow into their drainage easement and then down our spillway into our pond.

2) The grade elevation changes behind the properties at the north end of Applecross Ct. and Fallkirk Ct which would require very high retaining walls.

The City of Coppell Engineering Department contacted the City of Lewisville Engineering Department about these issues. Storm water drainage plans and grading plans have not yet been submitted by the developer. When they are they will be shared with and reviewed by the City of Coppell.