

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Old Town (Main Street) Phase II, Replat

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

STAFF REP.: Matt Steer, City Planner

LOCATION: NEC of South Coppell Road and the drive leading to the Service Center

SIZE OF AREA: 8.64 acres of property

CURRENT ZONING: PD-108R8-H (Planned Development-108 Revision 8-Historic)

REQUEST: A replat of Lots 1-5, Block A, Villages of Old Coppell into 64 residential lots and five common area lots.

APPLICANT:	Developer:	Engineer:
	Charles Cotton CSE Commercial Real Estate, Ltd. 4956 N. O'Connor Road Irving, TX 75062 (469) 417-0102 Charles@csecre.com	Mike Glenn Glenn Engineering Corp. 105 Decker Ct, Suite 910 Irving, TX 75062 (972) 717-5151 cmglenn@glennengineering.com

HISTORY: Overall, this property has had a long history of development proposals. Prior to 1973, the majority of land between Denton Tap and Coppell Roads, north of the Cotton Belt Railroad (now DART right-of-way) and south of Bethel Road, was zoned SF-7 and SF-10. In March of 1973 approximately 100 acres was zoned for Commercial and Planned Development for a Family Entertainment Center, similar to Sandy Lake Park, at the request of the owner shown to be Coppell Historical Corporation. That proposal was never constructed. In January of 1991, 115 acres including the 100 acres just mentioned was reclassified to Planned Development-Light Industrial at the request of Centre Development Co., representing the Baptist Foundation of Texas, as owner. That plan showed commercial, office and light industrial uses surrounding park land and an extension branch of Texas A&M University. That plan never materialized, and in January of 1997, the Baptist Foundation sold 21 acres of this property for residential development-Summit at the Springs, a 55-lot single-family subdivision. In August of 1998, Council approved a ten-acre, 23-lot residential subdivision on part of the remaining Baptist Foundation property known as The Reserve. In June of 1999, City Council

denied a zoning request for 102 single-family residential lots on 37 acres on the western portion of the remaining Foundation property adjacent to Coppell Road. Sometime later, the city purchased the land for future city uses, including park, open space and public facility possibilities. At about that same time, First Baptist Church of Coppell purchased 20 acres of Baptist Foundation property at the corner of Denton Tap and Bethel Roads. That property has since been sold to Toll Brothers for a 53-lot residential subdivision. In December of 2000, Council approved a plan for the Coppell Service Center on 7.5 acres, which has subsequently been constructed, and in June of 2005, approved a two-phase medical complex on 3.2 acres of property along Bethel Road. Phase I of the medical complex has been constructed and occupied. In August 2007, Council approved an 11-acre development along Coppell Road, including a conference center, retail/office/boutique hotel use and a pet care facility. This development was never constructed and the property was sold back to the City of Coppell. The northern five lots of this property are proposed to be replatted with this proposal. In October 2007, Council approved the Grapevine Springs Community Center on the property directly to the east (70 feet of which is proposed to be replatted with this proposal).

TRANSPORTATION: Coppell Road, south of Bethel Road, that some of the proposed housing will front upon, is a two-lane, improved, 36-foot wide concrete street with angled parking within a 90-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: residential; H (Historic)

South: vacant; PD-108R8-H (Planned Development-108 Revision 8- Historic)

East: Grapevine Springs Community Center; PD-108R10-H (Planned Development-108 Revision 10-Historic)

West: residential; PD-250R-H (Planned Development-250 Revised-Historic)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan* shows the property as suitable for development in accordance with the Old Coppell Historic Special Area Plan.

DISCUSSION: This is the companion request to PD-108R11-H, Old Town (Main Street) Phase II. Only a few outstanding conditions remain. The city will be responsible for the replatting of the Service Center and Grapevine Springs properties. There are a few standard comments that relate to additional engineering comments, park development fees, tree removal permit and HOA/POA documents that tract with virtually every residential development. A drafting condition relates to property dimensions that are not currently shown. These dimensions are dependent upon a revision to the boundary survey defining the property to be sold. Staff recommends approval subject to these conditions being addressed.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Old Town (Main Street) Phase II Replat, subject to the following conditions:

1. There will be additional comments generated upon detailed engineering plan review.
2. Park Development fees are \$1,285 per unit.
3. A Tree removal permit is required prior to the start of construction.
4. A replat is needed for Grapevine Springs Community Center.
5. Replat of proposed Lot 14, Block A into the Coppell Service Center plat is needed.
6. Submit POA documents showing maintenance responsibilities of common areas, walls, and fences.
7. Include all property dimensions on plat, including corner clips.
8. Label the proposed alley running east/west on the north end of the property as a fire lane/mutual access easement.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat