

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE No.: PD-317-C, Grayston Construction Offices**

**P&Z HEARING DATE:** July 18, 2024  
**C.C. HEARING DATE:** August 13, 2024

**STAFF REP.:** Mary Paron-Boswell, AICP Senior Planner

**LOCATION:** 192 Southwestern Blvd

**SIZE OF AREA:** 0.23 acres

**CURRENT ZONING:** PD-317- C (Planned Development 317 - Commercial)

**REQUEST:** A zoning change request from C (Commercial) to PD-317-C (Planned Development-317 - Commercial), to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd at the request Danny Didyk, Graystone Construction being represented by Macatee Engineering, LLC.

<b>APPLICANT:</b>	<b>Applicant:</b> Dayton Macatee Macatee Engineering, LLC. 4144 N Central Expressway Dallas, Texas 75243 214-373-1180	<b>Owner:</b> Danny Didyk Graystone Construction 192 Southwestern Blvd Coppell, TX 75019 214-761-3461
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**HISTORY:** This property consists of Lot 2 within the North Lake Estates Subdivision, recorded in 1961. There has been no recent zoning or platting activity on the property. The homes to the north were constructed in the late 1960's and early 1970's. The entire subdivision was commercially zoned until 2002, when some of the homes were rezoned to SF-7 within a Planned Development (PD-198-SF-7) with conditions. This gave the residences a "conforming" status to allow for legal site improvements and the associated insurance and financing requirements. This property along with several others in the subdivision were never rezoned and remain Commercial (C). There have been several Special Use Permits (SUP's) approved for the remaining commercially zoned properties which have included a beauty salon, a construction office, landscaping business, and a Tren-Trench safety consultant. These businesses were also granted parking, landscaping and fencing exceptions. The property to the west had a Planned Development approved in 1999 for a commercial specialty contractor that did waterproofing and restoration of commercial buildings. The existing house was used as an office, and they were granted permission to add on a 1,560-sf warehouse building. They were also granted a number of development variances.

**HISTORIC COMMENT:** This property does not have any historic significance.

**TRANSPORTATION:** Howell Drive is a 24-ft unimproved local road within a 50-ft right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North:** Commercial; (C) Commercial

**South:** Office Warehouse; (LI) Light industrial

**East:** Office Building; (C) Commercial

**West:** Office Building; (C) Commercial (PD-174-C)

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for development in accordance with the Mixed-Use Community Center (or Single Family Residential) and includes office uses.

**DISCUSSION:**

As mentioned in the History section above, the site was platted as part of the Northlake Estates subdivision in 1961. This is one of several original lots that face Southwestern Blvd that are commercially zoned. There are another three lots located on Howell Dr. directly north of these lots along Southwestern Blvd, which are also zoned Commercial. On the east side of Howell Dr., facing Southwestern Blvd, Cavalry Construction built a professional office building and garage over two lots. They were approved for a professional office with a driveway on Southwestern Blvd which is their primary entrance and one on Howell Dr., that was not constructed.

As it relates to land use, the request for professional office use is the least intensive land use within the list of permissible commercial uses within the current Commercial Zoning. The amount of parking required and total trip generation is low in comparison to what could be allowed. The building is proposed to contain offices and a conference room. The majority of the time the employees will be on a job site. This will be the home office for staff.

**Site Plan**

The Site Plan identifies the existing garage/warehouse at the northern portion of the site that is proposed to remain. They plan to construct a new 1,800-sf office building with offices and a small conference room. Five new parking spaces are proposed. The site will be accessed off of Howell Drive. There is a place behind the existing garage/warehouse proposed to park their work trailers. An eight (8) foot wooden board on board privacy fence with a cap is proposed to screen the site along the northern and western sides. They are requesting PD conditions that relate to the setbacks, reflecting the existing building location on site and the limited room for development. Staff is not opposed to this setback request.

### **Building Elevations & Signage**

The building will have a brick veneer with a standing seam metal roof and canopy across the northern façade. Large glass windows will frame the northern portion of the building and a good portion of the southern elevation. The eastern and western elevations will be brick. The main entrance will be from the northern elevation, accessed from the parking area. The address and sign for the business is proposed to be located on the southern elevation with 12" pin mounted anodized aluminum letters.

### **Landscaping**

They are providing a minimum 15-ft landscape strip along Howell Drive and along the southern portion of their site. Additional landscaping is being provided along the western perimeter and in front of the building. The site is approximately 36% landscaped, not including the right-of-way in front of this property along Southwestern Blvd which will also be landscaped. This portion adds 2,033-sf of landscaping that will be maintained by the applicant. They will need to add some additional trees to the plans since some of the trees included were accent trees and not overstory trees.

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

Staff is recommending APPROVAL of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. PD Conditions:
  - a. Approve the reduced setbacks.
  - b. To allow the landscaping area as proposed and updating the data table calculations to accurately reflect what is shown.
  - c. To allow the glazing of the building as shown.
  - d. Allow parking as shown.

### **ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

### **ATTACHMENTS:**

1. Detail Site Plan
2. Landscape Plan
3. Building Elevations & Signage