



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 8, 2020

Reference: PUBLIC HEARING: Consider approval of PD-304-H, Nixon Pence Residential, a zoning change request from H (Historic) to PD-304-H (Planned Development-304 – Historic), to allow for two residential units on 0.442 acres of land located on the west side of S. Coppell Road, approximately 175 feet south of W. Bethel Road, at the request of the property owner ANCH, LLC., being represented by Jorie Brown with Hennessey Engineering Inc.

2030: Enhance the Unique “Community Oasis” Experience

Executive Summary:

This request is to allow the construction of two, two-story residences at 713 and 715 S Coppell Road. One is proposed to be 3,880 square-feet and one to be 4,190-square feet. The architect has designed this project in a manner which is consistent with the Main Street project and the recently constructed house to the south.

Introduction:

In April of this year, the subject property was cleared and the existing residence was demolished. The initial plan was to build one residence; however, the proposal changed to what is currently being requested - two single family residences.

Analysis:

Each of the proposed residences are a similar height (28.5') to the adjacent residence to the south (28.5'). They are both proposed to front on S. Coppell Road and will have the same setback from the street as the residence and patio homes to the south. Access to each of the garages is provided for via a curb cut from Burnet Street to a private mutual access easement shared by the two residence, which eliminates the need for unsightly garage doors fronting on S Coppell Road. The applicant is proposing to reconfigure the parking on the east side of Burnet Street and will install a landscape island with an overstory tree at the north side of the entrance and a smaller island with shrubs on the south side. The Tree Survey indicates that there were 94-caliper-inches of trees removed. The Landscape Architect has worked diligently to propose enough large trees on site to mitigate for the tree removal. The design of the residences are representative of the Arts and Crafts architecture. The southern residence is proposed to be primarily greyish brick, with dark grey shutters/doors and will have white accents. The northern residence is proposed to be constructed with greenish-grey horizontal hardi-shake siding and brown stone. It will have brown and white accents. Each residence will have front and side porches with the southernmost having a second story balcony on the front.

Legal Review:

During the design phase of the project, the City Attorney advised that a tree survey and mitigation was required because they were developing two lots rather than rebuilding one residence. Based on the tree survey and landscaping plan, they are sufficiently mitigating all trees that were removed.

Fiscal Impact:

None

Recommendation:

The Planning & Zoning Commission unanimously (6-0) recommended approval. The following conditions remain outstanding:

1. Detailed engineering review to take place with engineering permit submittal. For engineering review, submit site plan and plans for paving, grading, utilities, and erosion control
2. Submit a copy of the proposed private easements prior to plat recordation.
3. Ensure the landscape island reconfiguration to accommodate the shared drive is indicated on the Landscape Plan as shown on the Site Plan, and the plant materials are labeled.

Attachments:

1. Staff Report
2. Site Plan
3. Landscape Plan (2 Pages)
4. Tree Survey
5. Elevations (2 Pages)
6. Floor Plan
7. Color Boards