

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-313R2-MF-2, Lake Breeze Condominiums

P&Z HEARING DATE: March 20, 2025

C.C. HEARING DATE: April 8, 2025

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

LOCATION: SEQ of S. Belt Line Rd and E. Belt Line Rd. and west side of Sanders Loop.

SIZE OF AREA: 4.408 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change request from C (Commercial) to PD-313R2-MF-2 (Planned Development 313- Revision 2 -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

APPLICANT: **Owner:**
Coppell Lake Breeze LLC
Vijay Borra
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HISTORY: The *2030 Comprehensive Plan* originally had this area identified as Mixed-Use Neighborhood Center and was amended in 2016 to Mixed Use Community Center (or Single Family Residential). This property has never been developed. A request in 2023, to build a four story, 120-unit 55+ age restricted active living complex was denied by City Council. The exact same request for a 71-unit four story condo units, was denied by City Council in 2024.

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

TRANSPORTATION: E. Belt Line Rd is a six-lane divided thoroughfare.

S. Belt Line Rd is a six-lane divided thoroughfare.
Sanders Loop is a substandard 21' road within 56' right-of-way

SURROUNDING LAND USE & ZONING:

North: DART Silverline ROW- (C)
South: Chase Bank – Commercial (C)
East: City Limits - Cypress Waters, City of Dallas
West: Industrial – Light Industrial (LI); Restaurant & Auto Repair – Commercial (C)

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Mixed Use Community Center (or Single Family Residential).

DISCUSSION:

This is a two-part request. Part one is a Detail Site Plan for a four story, 71-unit multi-family condominium product on approximately 4.4 acres. The second part is also associated with the multi-family request, which requires a change to the future land use map from Mixed Use Community Center (or Single Family Residential) to Urban Residential Neighborhood. **This exact same request went before City Council for consideration at the end of 2024. The request to change the future land use map and the PD zoning was denied by City Council at that time. This request does not include any new or different components from what was previously presented and denied. Against staff advice, the applicant has decided to resubmit the same request. Based on the previous Council direction, not approving the proposal and land use change, staff cannot support this request.**

Detail Site Plan – Lake Breeze Condominium Apartments

This proposed 58-ft in height, four-story, 71-unit apartment complex is proposed to have condominium units, meaning the individual units are for sale. The applicant has indicated that an HOA will be developed for the property with a board that administers the requirements of the HOA. The HOA will address all maintenance of the building and site amenities. The property is L-shaped and the building matches it with the site plan showing the L-shaped building being off-set from S. Belt Line Road approximately 159-ft; 25-ft from Sanders Loop to the east and 66-ft from the northern property line. The southern portion of the property has an ATMOS gas line easement that runs through it and is 100-ft at the widest point. The main entrance will be from S. Belt Line Road. To the north is the DART Silverline passenger rail that is under construction. They are meeting the base MF-2 apartment requirements related to parking by providing two parking spaces/unit plus a ½ space for guest parking/unit for two-bedroom units and two and a half parking spaces/unit plus a ½ space for guest parking/unit for three-bedroom units. They are proposing to provide four EV parking areas among the 202 parking spaces provided.

As recently described, this four story 58-ft in height building requires a PD condition, since the allowable number of stories and height for MF-2 is two stories and 35-ft. Because of the property constraints, parking is being provided on the northern portion of the site, with parking in the front yard being requested. They are providing covered parking for more than half of the site through a combination of podium parking and covered parking which exceeds the requirement.

The room breakdown of the 71 units is as follows: 32 two-bedroom units (min.

1,300-sf) and 39 three-bedroom units (min. 1600-sf) which will be accessed from an air-conditioned interior corridor. There are two units proposed on the ground floor and the remaining on the 2-4th floors which will be accessible by stairs and two elevators. A PD condition is to allow 39 three-bedroom units which is more than the typical 10% listed for MF-2. They are proposing an area on the main floor as a multi-purpose room for residents to use (2,100-sf), and a walking trail on the roof. There will be a minimum 42” parapet on the roof. Staff is requesting that they provide a mail area on the floorplan. Proposed exterior amenities include: a dog park, a fire pit with seating area, a water feature with seating area, a butterfly garden, and two flex sport/game areas. A tubular picket fence with brick columns spaced 30-ft on center is proposed along the north and west portion of the property.

DART

The following information was taken from the DART website: DART anticipates weekday service for the Silver Line to be from 6:00 a.m. to 9:00 p.m. However, it's possible that service hours could be as early as 5:00 a.m. or as late as 11:00 p.m. The Silver Line will run every 60 minutes, and during peak hours, such as weekday commute times, it will run every 30 minutes. This line should be in operation in late 2025 to mid-2026.

The train lines are under construction and the tracks are elevated in this particular section, measuring from the ground to the bottom beam of the track is approximately 19-ft and about another 7-ft of support and then an additional 3-ft to the handrail on the tracks. This lines up with the third floor of the proposed complex. The applicant is proposing to provide sound reducing windows on the north and west sides of the building. The applicant is proposing that all exterior walls include continuous insulation on the outside of the studs, which provides both thermal and sound reducing qualities. Stud cavities will have a minimum R-19 insulation for thermal and sound reducing qualities as well. The roof deck will be heavily insulated as well for thermal and sound absorption. Exterior walls will consist of a mixture of brick and cement plaster, both providing enhanced sound reducing qualities. Staff added a condition to the recommendation that if this building is constructed that all the windows on the building be sound reducing and not just those on the north and west side of the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.

Building Elevations and Signage

The building elevations and material board show a variety of materials and colors proposed for the building. There are three brick colors proposed, ranging from a light cream to a darker beige (ACME 411 RUFF; 55 RUFF ‘Rustic White’; 132 RUFF ‘Alluvial Medium’), cement plaster, ACME Limestone ‘Texas Cream Blend’ and aluminum composite material (ACM). The first-floor parking area will have the limestone with the cement plaster in the two residential units on the first floor. The other floors will be a combination of cement plaster with blended brick, a herringbone pattern brick accent and ACM panels. Each unit will have an inset balcony with a steel sun canopy. There were no proposed signs submitted for this development. Any proposed signage will need to conform to City requirements.

Traffic Study

A Traffic Study has been submitted for this property. The one recommendation for this site is the installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.

Landscape Plans & Tree Mitigation

The Landscape Plans provided show that the site exceeds the minimum requirements, the majority of this is the Atmos gas easement. They are proposing 65 overstory trees (Live Oak, Cedar Elm, Chinese Pistache, and Shumard Red Oak) and 20 accent trees (Crepe Myrtle, Yaupon Holly).

Land Use Amendment

The *2030 Master Plan* calls for this area to be Mixed Use Community Center (or Single Family Residential) with a maximum density of 10 dwelling units per acre. The area was to be mixed-use consisting of both neighborhood and community serving commercial, retail and office uses, or medium density single-family urban residential with commercial services and transit services accessible within a short walking distance. This area is currently served by office warehouse buildings to the west, Cypress Watter's to the east, a bank to the south and a new DART Silverline passenger rail abutting the northern boundary of this property. Part of the request is to amend the Future Land Use Plan for this site to Urban Residential Neighborhood, which allows for higher density residential uses that serve the needs of residents seeking alternatives to low and medium density single-family detached housing.

Staff is recommending DENIAL of the request. If the Planning and Zoning Commission were to recommend approval, staff would request it be subject to the following PD Conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required.
3. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
4. Building elevations be approved as presented, however building must provide for noise attenuation for all the windows on the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for parking as shown on the plans.
7. To allow for four stories and a height up to 60-ft
8. To not restrict the number of three-bedroom units.
9. The Future Land Use Plan would need to be amended to Urban Residential Neighborhood.
10. To require HOA documents prior to filing the plat.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Detail Site Plan
2. Landscape Plan
3. Tree Survey & Mitigation Plans

4. Building Elevations, Fencing, Rendering and Material Board
5. Floor Plan
6. Narrative