

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-313-MF-2, Lake Breeze Senior Living

P&Z HEARING DATE: October 19, 2023
C.C. HEARING DATE: November 14, 2023

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

LOCATION: SEQ of S. Beltline Rd and E. Beltline 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 to PD-313-MF-2 (Planned Development 313-Multifamily-2) to allow a 120 unit, four (4) story, age restricted 55+ senior living 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 924 S. Beltline Rd Coppell, Texas 75019 972-469-2799 Email: vijay@dfwland.com	Consultant: ZoneDev Maxwell Fisher, AICP 2502 Grandview Dr. Richardson, Texas 75080 945-248-4167 Email: maxwell@zonedevtx.com
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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.

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.

SURROUNDING LAND USE & ZONING:

North: DART Silverline ROW- (C)
South: Chase Bank – Commercial (C)
East: City Limits - Cypress Waters, City of Dallas
West: Office Warehouse – Light Industrial (LI)
Restaurant – Commercial (C)
Automotive Repair Facility - 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, 120-unit multi-family 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.

Detail Site Plan – Lake Breeze Sr. Living Apartments

This proposed 50-ft in height, four story, 120-unit apartment complex is to be age restricted to persons aged 55+. 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 158-ft; 25-ft from Sanders Loop to the east and 82-ft from the DART Silverline rail to the north. 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. There are several PD conditions being requested, one of them being the amount of parking to be provided on-site. The typical MF-2 apartment is required to provide two parking spaces/unit and ½ space for guest parking/unit. They are proposing to provide 147 spaces which calculates to one space per unit plus 1 space per five units, totaling approximately 1.22 spaces per unit which is consistent with other age restricted properties we analyzed.

Another PD condition is the allowable number of stories and density for MF-2 with two stories and 22 units/acre being the maximum allowed by ordinance and four stories and 28 units/acre being requested, denser than other MF properties. 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 ½ of the site which meets requirements. Another PD condition being requested is to allow for balconies to project 5-ft into the required front yard along Sanders Loop.

The room breakdown is 72 one-bedroom units (min. 700-sf) and 48 two-bedroom units (min. 900-sf) which will be accessed from an air-conditioned interior corridor. There are two elevators proposed and since no emergency generator is proposed, all ADA rooms will be required to be on the ground floor. All the units will have granite counter tops and stainless-steel appliances. They are proposing a clubhouse/lounge area (2,200-sf), a fitness room (2,000-sf), a multi-purpose room for games and crafts (1,100-sf), a mail package area (500-sf) and leasing/welcome area (1,200-sf) all on the ground floor. Staff would request that

they provide an additional area of 500-sf open area/lounge on each floor for residents to gather. They noted in their narrative a bistro bar, but it was not labeled on the floor plan. Exterior amenities are proposed to include a dog area, shade structure with BBQ grill, a butterfly garden, a fire pit, two sport/game areas for games like bocce ball and corn hole. They note concierge services during business hours. Staff would like those hours clarified.

DART

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. Staff would like to add a condition that if this building is constructed then mitigation of the train noise and any potential vibration from the tracks be factored into the construction. This would include the windows and all other construction material. Noise should not be greater than 55 decibels on the interior of the building.

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.

Building Elevations and Signage

The building elevations and material board show a variety of materials and colors proposed for the building. There are two bricks colors proposed, one light (ACME steel gray) and one dark (ACME ebony); in addition, there is cementitious board and batten, cementitious panels and siding as well as cementitious wood tone siding. The roof will be a standing seam metal roof and metal for the balcony areas (33% open area). The materials will be used in different sections and articulations. The covered parking will have a standing seam metal roof and the pillars will have some brick accentuations. As noted in the previous section, the third floor of the complex is proposed to be in line with the train tracks. There is approximately 82 feet separation from the building to the tracks. There were no 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 and the trip generation for this site is low. 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 meets the minimum requirements, with approximately 40% of the site landscaped, the majority of this is the Atmos gas easement, and only 17% outside of that is outside of the 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. The idea was to have a mix of housing with the majority being owner-occupied and not all rentals.

Staff is recommending that if this request is approved the following PD Conditions be added:

1. There may be additional comments during the building permit and detailed engineering review.
2. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
3. Building elevations be approved as presented, however building must provide for noise attenuation.
4. No greater than 55 decibels inside the building.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for one parking space per unit plus 1 per 5 guest parking.
7. To allow for parking as shown on the plans.
8. To allow for four stories and a density of 28 units/acre.
9. To allow for a 5-ft balcony projection into the front yard along Sanders Loop.
10. To provide additional 500-sf of lounge areas on each upper floor.
11. Amend the Future Land Use Plan to Urban Residential Neighborhood.
12. Clarify the hours for concierge service.

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 Plans
2. Landscape Plans
3. Tree Survey & Mitigation Plans

4. Building & Carport Elevations and Material Board
5. Floor Plan
6. Narrative
7. Traffic study