

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-250R27-H, Main Street Old Town

P&Z HEARING DATE: November 17, 2022

C.C. HEARING DATE: December 13, 2022

STAFF REP.: Mary Paron-Boswell, Senior Planner

LOCATION: Southwest corner of W. Bethel Road and Main Street

SIZE OF AREA: 0.946 acres of property

CURRENT ZONING: PD-250R8-H (Planned Development 250 Revision 8- Historic)

REQUEST: PD-250R8-H (Planned Development 250 Revision 8- Historic) to PD-250R27-H (Planned Development 250-Revision 27- Historic) to add this property to the conceptual Planned Development for the Old Town/Main Street Project; removal of the existing structures; creating 7 additional lots (three (3) mixed-use office/residential, two (2) mixed-use retail/residential, one (1) retail building and one (1) common parking lot).

APPLICANT:

Developer:

Chris Collins
560 N. Coppel Rd
Coppell, TX 75019
214-477-0320
chriscollins@kw.com

Surveyor:

B & D Surveying Inc.
Michael Boyle
P.O Box 293264
Lewisville, TX 75029
972-221-2838
bd@bandsurveying.com

Owner:

Chadick Capital, L.P.
5850 Lovers Lane, Apt. 353
Dallas, TX 75206
214-543-3717
srchadick@verizon.net

HISTORY:

This property has never been platted. There are two structures on the site. According to the Historic Resource Survey, the “T” shaped building was built in 1948 as the Coppell Baptist Church, replacing a building erected in 1896. The other structure, an education building, is an addition to the church that was built in 1953 and housed the kitchen, nursery, and Sunday School rooms. Additional information regarding the style of the structure has been included as an attachment.

HISTORIC COMMENT:

The site has Historic District zoning and is listed in the Historic Resource Survey as Priority A (church) and Priority B (education building). According to the survey Priority A is architecturally and historically significant and Priority B is historically significant. The resource survey lists the “T” shaped church as a one-story minimalist traditional structure that lacks decorative detailing but does have a front-facing gabled roof and front porch. The survey also lists the educational building

as being constructed in the minimalist traditional style featuring wood construction, a front gabled roof and a simple façade.

TRANSPORTATION: West Bethel Road is a two-lane undivided road and Main Street is a two-lane divided road with angled on-street parking.

SURROUNDING LAND USE & ZONING:

North – Residence & Salon, (H)
South – Office and City parking lot (PD-250R8-H)
East - Restaurant (PD-250R8-H)
West – Office buildings (PD-275-H)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property as Old Coppell Historic District. The Old Coppell Master Plan identifies this area as ideal for mixed-use with a retail and service concentration for ground floors.

DISCUSSION:

Site Plan

The site is located at the southwest corner of W. Bethel Road and Main Street. It currently contains two buildings that are proposed to be removed from the site to allow for this development. The site is just under an acre in size and is proposed to have seven lots containing six new mixed-use buildings and a parking lot. Buildings 1 and 2 will front W. Bethel Road. Building 3 is located at the corner of Main Street and Bethel and the remaining three buildings (4, 5 & 6) will front Main Street. These will have a similar spacing as the existing buildings to the south. The buildings will be a combination of office/residential, retail/residential and one full retail building. The residential portion will be located on the second floor and will have two garage spaces on the ground level accessed from the rear of the lot. Lot 7X is not developable and will solely be used as a parking lot. This is part of the PD conditions. Parking for the site will be a combination of garage parking, on-street parking on Main Street, parking on proposed Lot 7X, and 28 of the parking spaces from the existing public parking spaces nearby, for a total of 74 parking spaces as required. This site is proposed to be added to the conceptual Planned Development for the Old Town/Main Street Project and the existing P.O.A. for maintenance of the parking lot and amenities (benches, trash receptacles, bike racks, sidewalks between buildings in easements, etc.). A sidewalk will be built along Bethel Road and connecting sidewalks will be constructed from the proposed Lot 7X parking lot to the street frontages via a four-foot (4-ft) sidewalk easement located in between each of the buildings. No signs have been proposed with this development.

Building Elevations

The development will contain six (6) buildable lots that share common design elements and materials. They are in compliance with the Historic District design guidelines. Each of the buildings will be two-story, with heights varying from roughly 27-ft to just under 35-ft. The material board identifies the color palette to be used on the buildings within the development. A common shingle, brick and

stone will be used in the structures as well as building trims and accent color. The siding and trims will be cement fiber board lap siding and shingle look siding with wood or insulated steel front doors painted to match the trim. The two-car garage doors will be a decorative insulated metal in the Arts and Crafts style. More detailed information is provided on the elevations themselves for buildings 1-6, along with the materials and colors proposed. A rendering with different views is also provided.

Colors are from the Sherwin Williams exterior historic preservation palette. The color for Building 1 will be Bunglehouse Blue with trims and soffits in a classical white or light gray; the building is a combination of cement fiber board lap siding and shingle look siding with decorative brackets and decorative porch poles with a stone base.

The color for Building 2 will be a Westchester Gray with trims and soffits in a classical white or light gray; cement fiber board lap siding makes up the elevation materials. A front porch with a standing seam metal roof with exposed rafter tails and painted tapered columns on a brick base. This will be carried over to the porch at the rear of the dwelling but will have a roof matching the main roof of the house. Architectural brackets will be located over the garage door, and a second story balcony in the front of the building as well.

Building 3 will be Downing Earth in color, with trims and soffits in a classical white or light gray; a standing seam metal roof on the turret with a decorative finial, and stone construction, a wrap-around porch with decorative wood porch poles, a stone base is located on the ground floor. A second story balcony with wall sconces is located on the eastern elevation, with wooden railings for all of the balconies and porch areas.

The color for Building 4 will be Downing Stone with trims and soffits in a classical white or light gray; the cement fiber board siding will be a combination of wood shingle look and a smoother looking siding with a stone base for a portion of the front façade, and a balcony on the second story.

The color for Building 5 will be Roycroft Copper Red with trims and soffits in a classical white or light gray; with vertical cement fiber siding with battens, a front porch with a standing seam porch roof and architectural brackets over the garage door.

The color for Building 6 will be Rockwood Blue Green with trims and soffits in a classical white or light gray; the cement fiber board siding will be a combination of wood shingle look and a smoother looking siding and a front porch with a standing seam porch roof a stone base; and dormers on the roof.

Landscaping

The existing trees interior to the site are proposed to be removed. A tree removal permit will be required to remove trees on-site. There are also some Hackberry trees that will need to be removed to provide access to this site through the existing

city parking lot located south of this site. The applicant will need to coordinate with the Parks Department for the removal of those trees and any existing irrigation system. The plant schedule will need to be updated to include the quantity of each plant to be planted on site.

The developer will be planting additional overstory trees on-site. Per the landscape plans provided additional Cedar Elm, Chinese Pistache, Lacebark Elm and Texas Red Oak trees will be planted throughout the site. The yards will have a variety of landscaping that includes trees, grass, shrubs and groundcovers, with the focus being the front yards. The parking lot (Lot 7X) will also have trees located in the islands and western perimeter. The building lots have a range of 32%-36% landscaping. Per the developer, the POA will maintain all landscaping on-site.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request subject to:

1. There may be additional comments during the Detail Engineering review.
2. Final Plat is required and cannot be filed until buildings have been removed and zoning is approved.
3. Tree removal permit will be required prior to construction.
4. Update the quantity of proposed plants on the landscape plans.
5. Coordinate with Parks Department for the removal of offsite trees and relocation of irrigation south of Lot 7X to allow for access via the City's parking lot.
6. Lot 7X, Block A, Main Street Old Town Addition shall only be used for parking.
7. Lot 7X, Block A, Main Street Old Town Addition will not have street frontage, but will be accessible via an access easement which will be required between Lot 7X, Block A, Main Street Old Town Addition and the City of Coppell.
8. Existing 15 parking spaces on Main Street in front of this development shall be counted for this development on the condition that this development becomes part of the Old Town POA.
9. Existing 28 parking spaces in the "Old Town" area shall be counted towards this development on the condition that this development becomes part of the Old Town POA.
10. The POA shall be responsible for maintenance of the common area, proposed Lot 7X, Block A, Main Street Old Town Addition, and all landscaping.
11. All signage must comply with H District ordinance requirements.
12. Building 3 will not have any residential uses but may have a commercial occupancy on the second floor.
13. Maximum building height shall not exceed 35-ft above finished floor.
14. The POA shall maintain all amenities including benches, trash receptacles, bicycle racks, sidewalk easements between buildings, etc.
15. The POA shall maintain the private drainage easement.
16. Submit a letter from the Old Town Main Street POA stating that they will accept this development into their POA and all of the responsibilities and conditions stated above.

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. Elevations, Rendering & Material Board
4. Parking Plan
5. Historic Society Survey Sheets