

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Mixed Use (MXD) Districts

P&Z HEARING DATE: April 3, 2014

C.C. HEARING DATE: April 8, 2014

STAFF REPS.: Marcie Diamond, Assistant Director of Planning
Gary Sieb, Planning Director

PURPOSE: To discuss, review and recommend revisions to text amendments to the Code of Ordinances-Chapter 12, Zoning, by adding new zoning districts and development regulations ARTICLE 26 - SECTION 12.26-0., "MXD-1 and MXD-2", Mixed Use-1 and Mixed Use-2 Districts.

HISTORY: On March 22, 2011 the City Council followed the recommendations of the nine-member Steering Committee and the Planning and Zoning Commission and adopted ***Coppell 2030 - A Comprehensive Master Plan*** by adding Chapter 12A to the ***Code of Ordinances***. This plan includes a variety of innovative concepts and strategies to provide for long term sustainability for our community. A key component of the ***Comprehensive Plan*** is the ***Future Land Use Plan***. As stated, "*The Future Land Use Plan serves as a framework for future development and redevelopment decisions in Coppell... The land use designations are for planning purposes and do not represent a change to existing zoning or development regulations...implementation...must be accompanied by code revisions.*" This is the second proposal to design new zoning districts which address the visions of the ***Comprehensive Plan***. This proposed zoning district is to provide development standards for well planned, mixed use developments in various areas in the City of Coppell.

On February 20, 2014 the Planning and Zoning Commission reviewed DRAFT regulations for MXD-1 and MXD-2 Districts and received input from the public.

DISCUSSION: The Future Land Use Map of ***Coppell 2030-A Comprehensive Master Plan*** designated four areas as *Mixed Use Neighborhood Centers* and three areas as *Mixed Use Community Centers* both of which are envisioned to support some type of mixed use developments. These areas vary in size, location and proximity to existing residential neighborhoods, freeways and future transit lines, therefore two districts are being proposed. The Mixed Use-1 District is designed to be compatible where residential adjacency exists, and Mixed Use -2 will be appropriate adjacent to non-residential uses and could support higher density and intensity of development.

Attached to this staff report is a DRAFT of the new zoning districts proposed to accommodate mixed use developments as envisioned in the ***Comprehensive Plan***. These development standards are intended to provide a framework for and to fulfill the vision of the ***Comprehensive Plan***, but broad enough to allow adjustments to be appropriate for the specific parcel being developed given the existing infrastructure and surrounding development patterns.

This version of the Draft MXD Districts incorporates the input received from the Planning and Zoning Commissioners and the public comments offered during the February 20, 2014 meeting. The most significant revisions to the regulations include:

- Inclusion of minimum unit sizes,
- Provision of density bonus for increase open space/common areas,
- Reduction in permitted density,
- Reduction in maximum heights,
- Clarification on how height is measured,
- Increased width of buffer areas in relation to height limitations,
- Clarification of the maintenance responsibility of common areas,
- Increase in the minimum width of sidewalks, and
- Addition of more illustrations.

Attached to this staff report is a red-lined version of the draft ordinance which highlights all revisions made to the previous draft as well as a proposed ordinance incorporating all changes.

RECOMMENDATION: Staff is recommending APPROVAL of this text amendment to the Code of Ordinances-Chapter 12, Zoning, by adding new zoning districts and development regulations ARTICLE 26 - SECTION 12.26-0., "MXD-1 and MXD-2", Mixed Use-1 and Mixed Use-2 Districts.
Revisions as recommended by the Planning and Zoning Commission will be incorporated in the draft Ordinance presented for Council consideration, tentatively scheduled for April 8th.

ATTACHMENTS:

1. Draft for April 3, 2014 P&Z
2. Redlined version of the Draft for April 3, 2014 P&Z, indicating all revisions to the P&Z Draft February 14th as discussed on February 20th
3. Future Land Use Map of ***Coppell 2030 - A Comprehensive Master Plan***.
4. Pages 40 and 41 of ***Coppell 2030 - A Comprehensive Master Plan*** which describes the Mixed Use Neighborhood Center land use category.
5. Pages 42 and 43 of ***Coppell 2030 - A Comprehensive Master Plan*** which describes the Mixed Use Community Center land use category.