

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-108R11-H, Old Town (Main Street), Phase II

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

STAFF REP.: Matt Steer, City Planner

LOCATION: NEC of South Coppell Road & the drive leading to the Service Center

SIZE OF AREA: 8.64 acres of property

CURRENT ZONING: PD-108R8-H (Planned Development-108 Revision 8-Historic)

REQUEST: A zoning change to PD-108R11-H (Planned Development-108 Revision 11-Historic), to allow the construction of 64 patio-home lots and five common area lots.

APPLICANT:

Developer:
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Engineer:

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HISTORY:

Overall, this property has had a long history of development proposals. Prior to 1973, the majority of land between Denton Tap and Coppell Roads, north of the Cotton Belt Railroad (now DART right-of-way) and south of Bethel Road, was zoned SF-7 and SF-10. In March of 1973 approximately 100 acres was zoned for Commercial and Planned Development for a Family Entertainment Center, similar to Sandy Lake Park, at the request of the owner shown to be Coppell Historical Corporation. That proposal was never constructed. In January of 1991, 115 acres including the 100 acres just mentioned was reclassified to Planned Development-Light Industrial at the request of Centre Development Co., representing the Baptist Foundation of Texas, as owner. That plan showed commercial, office and light industrial uses surrounding park land and an extension branch of Texas A&M University. That plan never materialized, and in January of 1997, the Baptist Foundation sold 21 acres of this property for residential development-Summit at the Springs, a 55-lot single-family subdivision. In August of 1998, Council approved a ten-acre, 23-lot residential subdivision on part of the remaining Baptist Foundation property known as The Reserve. In June of 1999, City Council denied a zoning request for 102 single-family residential lots on 37 acres on the western portion of the remaining Foundation property adjacent to Coppell Road. Sometime later,

the city purchased the land for future city uses, including park, open space and public facility possibilities. At about that same time, First Baptist Church of Coppell purchased 20 acres of Baptist Foundation property at the corner of Denton Tap and Bethel Roads. That property has since been sold to Toll Brothers for a 53-lot residential subdivision. In December of 2000, Council approved a plan for the Coppell Service Center on 7.5 acres, which has subsequently been constructed, and in June of 2005, approved a two-phase medical complex on 3.2 acres of property along Bethel Road. Phase I of the medical complex has been constructed and occupied.

In August 2007, Council approved an 11-acre development along the east side of S. Coppell Road, including a conference center, retail/office/boutique hotel use and a pet care facility. This development was never constructed and the property was sold back to the City of Coppell. The northern five lots of this property are proposed to be replatted with this proposal. In October 2007, Council approved the Grapevine Springs Community Center on the property directly to the east (70 feet of which is proposed to be replatted with this proposal).

TRANSPORTATION: Coppell Road, south of Bethel Road, that some of the proposed housing will front upon, is a two-lane, improved, 36-foot wide concrete street with angled parking within a 90-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: residential; H (Historic)

South: vacant; PD-108R8-H (Planned Development-108 Revision 8- Historic)

East: Grapevine Springs Community Center; PD-108R10-H (Planned Development-108 Revision 10-Historic)

West: residential; PD-250R-H (Planned Development-250 Revised-Historic)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan* shows the property as suitable for development in accordance with the Old Coppell Historic Special Area Plan.

DISCUSSION:

This is a detailed development plan for the property on the east side of South Coppell Road across from the patio homes currently under development by Darling Homes. CSE Commercial is purchasing the land from the city and proposing a similar product as is under construction across the road; hence, the subdivision is being called Main Street Phase II and will look like a continuous development. As seen across the road, narrow lots, rear entry garages, minimal setbacks, front porches, a mixture of building materials, all serve to create a special image for this portion of Old Coppell. A sample of typical elevations that will be built is attached. The patio homes fronting on S. Coppell Road and the west side of Cameron Court will be an identical product as is being built today (east side of S. Coppell Road). Lot sizes are basically 30 feet in width by 95 to 100 feet in depth. Residences are proposed to be two-story units with two-car rear-entry garages, and could reach 60% lot coverage. A total of thirteen parking spaces have been provided in two locations, fulfilling the projected guest parking demands of the narrow lots on the west side of Cameron Court, those without sufficient on-street guest parking.

On the east side of proposed Cameron Court, larger front-entry homes are planned. These lots have 60 to 70-foot lot widths and 105-foot lot depths and approach 50% coverage. These lots will back onto the Grapevine Community Center property. There will be five different elevations from which to choose, including one-story and two-story units. Three of the typical elevations have been provided within the attachments.

An overall landscape plan has also been included for the landscaping of the common area lots and streetscaping along South Coppell Road. In addition to one, 3-caliper-inch overstory tree proposed for each lot, a total of 15 overstory trees (eight Shumard Oak, four Live Oak, three Cedar Elm) are proposed within the common areas and landscape islands on S. Coppell Road. Lot 1X, Block A, abuts the existing Service Center drive and will have a 6-foot board on board fence with trim cap for screening purposes. There is a gate proposed in this location to provide emergency vehicles an exit in the event there is an emergency. The drive is constructed of grass-crete allowing grass to penetrate and will only be used when necessary. The applicant has agreed to provide a 6-foot masonry wall along the southeast property line to screen from the Coppell Service Center, a higher intensity nonresidential use. The plans will need to be revised, as an 8-foot wood fence is currently depicted.

Common Area Lot 4X is proposed to be used as an access point, or “trail head” leading from this development through the Grapevine Community Center property to Grapevine Springs park. The applicant will need to coordinate with the Parks Department for timing and trail creation. A 6-foot wood fence is shown on the northern property line adjacent to the Old Town Medical Center parking lot. Typically, a masonry wall would be required, but staff can recommend granting an exception because of the light intensity of this office use. In addition, all fencing visible on the pad sites will be decorative metal creating an openness to the overall development, very important with the minimal yards in this project.

There are a total of 499 caliper-inches of trees protected on site, 427 caliper-inches of which are proposed to be removed. After the 14% preservation credit is applied, as allowed by ordinance, 367 caliper inches are required to be mitigated (\$36,700). The applicant is requesting a variance to the tree preservation requirements and the asking that the trees being planted in the common areas and on each of the lots be contributed toward this amount.

All-in-all, this proposal meets the objectives of the Old Coppell Plan, and we can support this application, provided the tree mitigation/retribution issue is resolved at Council.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-108R11-H, subject to the following conditions being met:

1. There will be additional comments during detailed engineering plan review.
2. Lot 1, Block A Grapevine Springs Community Center be replatted to reflect the new boundary created by this proposal.
3. Park Development fees are \$1,285 per unit.
4. Tree Removal Permit is required prior to the start of construction.
5. Revise the wood fence on the southeast property line to reflect masonry and show details.

6. Label the proposed alley running east/west on the north end of the property as a fire lane/mutual access easement.

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. Site Plan
2. Landscape Plan
3. Tree Survey
4. Typical Elevations