



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 11, 2018

Reference: Consider approval of an Ordinance for PD-197R5-H (Planned Development-197 Revision 5-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow two live/work units on the northeast corner of Coppell Road and McNear Drive, and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

The PD will amend the Concept Plan and attach a Detail Site Plan to allow two live/work units on the northeast corner of Coppell Road and McNear Drive.

Introduction:

In April of 2002, Council accepted the *Old Coppell Master Plan* as a guide for development of the subject property. In July of 2003, a Conceptual Planned Development (PD-197) was granted for the overall 3.81 acres, to allow for housing, private open space, and two commercial lots facing Coppell Road. The only remaining vacant land are the two lots facing Coppell Road, one of which is the subject of this request. This proposal is to subdivide the property into two lots, each with a live/work unit of approximately 2,990 square feet of air-conditioned space. The interior floorplan is to be finalized with the retention of a buyer and reviewed at the time of building permit to ensure compliance with the live/work regulations as listed in the building code. Staff discussed a resident's concerns regarding on-street parking along McNear and proposed to post "No Parking" signs along the McNear frontage of this property, mimicking what was done on Heath Lane. This will be brought as a separate ordinance to Council.

Analysis:

On August 14, 2018, by unanimous vote, City Council approved this Planned Development District, subject to the Planning and Zoning Conditions, which have been incorporated into the Ordinance.

On July 19, 2018, the Planning and Zoning Commission unanimously (6-0) recommended approval of PD-197R5-H, with the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required to subdivide the lots and to provide easements and right-of-way dedications.
3. All proposed signage shall comply with ordinance requirements.
4. To allow an eight-foot wood fence in lieu of a six-foot masonry wall.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Detail Site Plan
4. Exhibit C - Landscape Plans
5. Exhibit D - Elevations & Renderings