



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 10, 2026

Reference: PUBLIC HEARING: Consideration of PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R7-H (Planned Development-213 Revision 7 – Historic) to PD-213R8-H (Planned Development-213 Revision 8 – Historic) to revise the Detail Site Plan for the five, two-story live/work buildings allowing for single family residential use for each unit in addition to the live/work use on 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

2040: Create Business and Innovation Nodes

Introduction:

This request is to allow for a change in allowable uses within the Live/Work Planned Development as previously approved. The initial proposal brought before the Planning and Zoning Commission in December 2025 was to allow each unit to consist solely of a standard single family residential use on both the upper and lower floors in addition to allowing the previously permitted live/work uses for the development. After working with staff, the City Attorney, and the Planning and Zoning Commission, the modified proposal is for residential use *with a home-based business* to be allowed in addition to the previously allowed live/work uses.

Background:

As mentioned in the history section of the staff report, this property and the surrounding properties on South Coppell Road have undergone several zoning changes since the adoption of the Old Coppell Master Plan in April of 2002 and the Coppell 2030 Comprehensive Master Plan in March 2011, which incorporated the same mixed-use concepts for Old Town. The subject property was part of a rezoning in 2007, that established 25 townhome lots to the east and office/retail conceptual plan on the subject property fronting on S. Coppell Road. In November 2015, Council approved the Lost Creek Phase II Live/Work units across Heath Lane from this request, which consisted of 3 live/work units fronting on S. Coppell Road. In August 2018, Council approved a zoning change request to allow two live/work units to the north of this property on McNear and fronting on S. Coppell Road. In 2021, Council approved the current development which allowed for the construction of five speculative

live/work units fronting on S Coppel Road and one common area parking lot in the rear. In November 2023, Council approved a revision to this Planned Development to allow up to 800-sf of retail use for each building and minor building modifications.

The case was brought before the Planning and Zoning Commission on December 18, 2025. After discussion related to the proposed “residential use” being modified to include “residential use with home-based business”, the commission left the hearing open until the February 19, 2026, Planning and Zoning Commission Meeting and instructed the applicant to work with staff and the City Attorney to define appropriate “home occupations” that could be allowed if approved.

On January 14, 2026, staff, the attorney and the applicant met and came to an understanding of the definition of “home-based business” unique to the live/work units that could be included in the PD ordinance. The proposed definition was as follows:

For the purposes of this Planned Development, home-based business shall mean a use within a residence which would consist of service-oriented uses. The use may have customers/clients and or employees coming to and from the residence. The use may be visible from the exterior. No outside activities related to the home-based business shall be allowed in the driveway or front yard. Garages shall not be used for the home-based business.

In the Planning and Zoning recommendation on February 19, 2026, the definition was modified to change the word “may” to “shall” as it related to the business use being visible from the exterior and the addition of a condition requiring a certificate of occupancy for each unit.

Benefit to the Community:

This will add to the tax base.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meetings.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (6-1) recommended approval subject to the following PD conditions:

1. Submit amended HOA documents for City Attorney review prior to new building permits.
2. All buildings may be residential use with a home-based business as defined below:
 - a. For the purposes of this Planned Development, home-based business shall mean a use within a residence which would consist of service-oriented uses. The use may have customers/clients and or employees coming to and from the residence. The use *shall* be visible from the exterior. No outside activity related to the home-based business shall be allowed. Garages shall not be used for the home-based business.
3. A Certificate of Occupancy shall be required by the homeowner/commercial business owner of the property.

Attachments:

1. PZ Staff Report
2. Detail Site Plan