

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Case No.: PD-237R5-HC/RBN, Trinsic (REVISED)

P&Z HEARING DATE: March 20, 2014

C.C. HEARING DATE: April 8, 2014

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: East side of S. Belt Line Road between E. Dividend Drive and Chartwell Drive

SIZE OF AREA: 20.74 acres of property

CURRENT ZONING: Agriculture (Agriculture)

REQUEST: A zoning change to PD-237R5-HC/RBN (Planned Development-237 Revision 5-Highway Commercial/Residential Urban Neighborhood), to attach a **Conceptual Plan** for hotel, multifamily, retail and office uses.

APPLICANT:	Owner Hackbelt 27 Partners, L.P. 1218 Chandler Circle Prosper, TX. 75078 (972) 346-2162 Email: samsue1@sbcglobal.net	Applicant Trinsic Acquisition Co., LLC Adam Brown 3100 Monticello Ave. Suite 900 Dallas, TX, 75205 (214) 462-7190 Fax: (214) 468-4114 Email: gbrown@trinsicres.com
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HISTORY: There have been a number of proposals for development of this property, some conceptual, some resulting in Commission and Council action. In January of 2011, Council denied a Conceptual PD request for hotel, office, and retail development, which included the proposed QT gas station. A Detail Plan for the QT gas station was subsequently approved as a stand-alone lot on the north side of Dividend Drive. In July of the same year a revised Detail Plan for the QT was approved, including revised building elevations.

On December 10, 2013, after a unanimous recommendation for denial by the Planning and Zoning Commission, the City Council remanded this request for a Conceptual Planned Development District for Hotel, Retail and High Density Housing back to the Planning and Zoning Commission, with all fees being waived. Key elements were the inclusion of 1st floor retail and provision of a vehicle to assure that the hotel would be under construction prior to the high

density housing requested on Tract 2. Planning and Zoning Commission's recommendation for denial on the previous request for 331 high density units was not appealed to City Council.

HISTORIC COMMENT: We have found nothing of historic significance attached to this property

TRANSPORTATION: Beltline Road is a six-lane, divided, concrete roadway constructed to standard within a 110-foot right-of-way. Dividend Drive is a two-lane concrete road contained within a 65-foot right-of-way. Chartwell currently under construction to be a two-lane concrete street within 80 R.O.W. A right turn (north bound) being constructed with this road improvement project.

SURROUNDING LAND USE & ZONING:

North: Existing gas station; Planned Dev. 237-R4-HC and "A", Agriculture

South: vacant land and bank building: "A", Agriculture and City of Irving

East: vacant: City of Dallas and Cypress Waters

West: three-story office building and vacant: PD-221, HC

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this land as appropriate for Mixed Use Community Center.

DISCUSSION:

As detailed in the History section of this report, this is the third time that consideration of Conceptual Planned Developments for these uses have been discussed in a public hearing forum. Most recently, in December of 2013 Council remanded a similar request for a Hotel, High Density Housing, Retail and Office Uses back for consideration by the Planning and Zoning Commission. The issues discussed included the inclusion of first floor retail in the high density residential development (mixed use), architectural compatibility (similar materials, etc.) of all the buildings within this three lot development, pedestrian connections, no additional residential uses being permitted on the northern tract, and a key feature being that assurances needed to be provided that the hotel would be under construction or prior to the high density residential.

This Concept Plan addresses many of those issues, whereas:

- Detail Site Plans for both the hotel and the multifamily are being considered in this agenda and the timing of development will be included as a PD Condition;
- The applicant has included retail and other accessory non-residential uses on a portion of the 1st floor facing Belt Line Road;
- The materials on the hotel and the residential projects are architecturally compatible with the same color pallet;
- Pedestrian connections are proposed between the hotel and retail development.

However, there are technical issues with each site plan which are detailed in the respective staff reports and additional assurances that the hotel will be the first project to be developed on this 20 acre tract must be provided.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-237R5-HC/RBN (Planned Development-237 Revision 5-Highway Commercial/Residential Urban Neighborhood), to attach a **Conceptual Plan** for hotel, multifamily, retail and office uses subject to:

1. The addition of the following PD Conditions -
 - a. No building permit shall be issued for any high density residential development on Lot 2 until such time that the Hotel on Lot 1 is under construction, including at a minimum, all underground utilities are installed and the slab has been poured.
 - b. The mutual access drive (48 foot wide pavement plus 10 foot wide landscaped median) between Lots 2 and 3 shall be built with the development on Lot 2.
 - c. Prior to any development on this property, this property shall be platted. The northern half of this driveway shall be established as a mutual access and fire lane easement as part of Lot 3.
 - d. Residential uses shall not be permitted within Lot 3.
 - e. City Council approval of the Detail Site Plan shall be required prior to development of Lot 3.
 - f. All retail and office development within Lot 3 shall be architecturally compatible with the developments on Lots 1 and 2 and shall provide for open spaces and pedestrian connections.
2. The following drafting corrections being made -
 - a. Add “fitness center, club house and other accessory uses” to the data table for Lot 2.
 - b. All revisions required to the Detail Plans for Lots 1 and 2 being reflected on this Conceptual Plan.
3. There may be additional comments at the time of engineering review, including, but not limited to the location of the driveway on Chartwell Drive.

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. Conceptual Site Plan