



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** November 14, 2017

**Reference:** Consider approval of an Ordinance for PD-206R-H, to allow the demolition of the existing building and the construction of a 3,345-square-foot residence on Lot 1R and an 1,877-square foot office on Lot 2R; on approximately 0.34 acres of property located at 717 S. Coppell Road, and authorizing the Mayor to sign.

**2030:** **Business Prosperity  
Special Place to Live**

---

### Executive Summary:

This request is to allow the demolition of the existing office (originally converted from a residence in 2005) to allow the development of a 3,345-sq.ft., two-story residence and an 1,877-sq. ft., two-story office cottage. This project has been designed to be consistent with the Main Street project, to be located to the west of the subject property.

### Analysis:

On October 10, 2017, the City Council, approved this amendment to the existing Planned Development for 717 S. Coppell Road. The conditions of approval have been incorporated into the Ordinance.

On September 14, 2017, the Planning and Zoning Commission recommended APPROVAL of PD-206R-H, 717 S. Coppell Road subject to the following conditions:

1. Detailed engineering review will be required at time of full engineering plan submittal.
2. Please revise Landscape Plan to indicate the 15' visibility triangle measured from the proposed property line.
3. An estimated fee of \$200 will be due for mitigation at time of tree removal permit.

### 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 - Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D - Tree Survey
6. Exhibit E - Building Elevations
7. Exhibit F - Rendering
8. Exhibit G - Private Cross Access Easement and
9. Exhibit H - Private Use, Enjoyment and Maintenance Easement