

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A

P&Z HEARING DATE: December 18, 2025 (Continued to February 19, 2026)

C.C. HEARING DATE: March 10, 2026

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: NEC of South Coppell Road and Heath Lane

SIZE OF AREA: 0.71 acres

CURRENT ZONING: Planned Development District-213 Revision 7 – Historic (PD-213R7-H)

REQUEST: A zoning change request from Planned Development-213 Revision 7 – Historic (PD-213R7-H) to Planned Development-213 Revision 8 – Historic (PD-213R8-H) to revise the Detail Site Plan for the five, two-story live/work buildings by allowing single family residential use for each unit in addition to the live/work use.

APPLICANT:	Applicant Chris Collins, Christopher Realty Group 564 S. Coppell Road Coppell, TX. 75019	Architect Greg Frnka, GPF Architects, LLC. 549 E. Sandy Lake, Suite 100 Coppell, TX. 75019
-------------------	--	--

HISTORY: In April of 2002, Council accepted the *Old Coppell Master Plan* as a guide for development of the subject property. In March 2011, *Coppell 2030- A Comprehensive Master Plan* was adopted by Council, which incorporated the concepts of the Old Coppell Master Plan.

The subject property was part of a rezoning in 2007, that established 25 townhome lots to the east and commercial/office/retail on this lot.

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.

In August 2018, Council approved a zoning change request to allow two live/work units to the north of this property on McNear and S Coppell Road.

In 2021, Council approved this development which allowed for the construction of five speculative live/work units and one common area parking lot.

In November 2023, Council approved a revision to this Planned Development. The Detail Site Plan for the five, two-story live/work buildings was amended to allow

the enclosure of the outdoor alcove area (70-sf); allowing up to 800-sf of retail use for each building; and allowing the west porches for buildings A, C, and E to have a covered gabled roof.

This case was brought before the Planning and Zoning Commission on December 18, 2025. After discussion related to the proposed residential use, 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 city 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 to satisfy the Commission’s request.

HISTORIC COMMENT: This property has no historical significance.

TRANSPORTATION: Coppell Road is a C2U, concrete two-lane undivided street with curb and gutter contained within a 60-foot right-of-way. Heath Lane is a concrete residential street with curb and gutter contained within a 50-foot right-of-way. No parking is allowed along the segment of Heath Lane abutting this property.

SURROUNDING LAND USE & ZONING:

North: commercial building; Historic District

South: three live/work units; Planned Development-213 Revision 4 - Historic

East: single family residences; Planned Development-213 Revision 2 - Historic

West: retail (Robertson Pools); Planned Development-216 - Historic

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Old Coppell Historic District uses.

DISCUSSION:

With the original Planned Development District, five speculative live/work units and one common area parking lot were approved. Only one of the five units has been constructed. The following changes to the Planned Development were approved in November of 2023:

- a) The option to enclose the 70-sf alcove on the south side of the buildings,
- b) The option to extend the roofline on buildings A, C, and E over the second-floor balcony, and
- c) The option to allow of up to 800-sf of retail/service use on the first floor per building, where previously the PD allowed for professional office uses and one medical office use.

This change did not require any changes in the amount of parking required.

In addition to allowing the live/work uses, the current request is to allow each unit to consist solely of a standard single family residential use on both the upper and lower floors. The 2030 Comprehensive Master Plan shows this property as appropriate for Commercial/Mixed Use Infill. Live/Work units have consistently been allowed to fulfill this requirement. These consist of a business on the first floor and the owner of the business to occupy the residence on the second floor. For

this reason, staff was unable to support the initial zoning change proposal to allow residential homes fronting on this portion of South Coppell Road.

As mentioned in the History Section above, this case was brought before the Planning and Zoning Commission on December 18, 2025. After discussion related to the proposed residential use, 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 to satisfy the Commission’s request. The definition is 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.

Parking:

Should the zone change request for straight residential use be approved, the parking previously approved will fulfill the parking requirement and provide additional visitor parking. There are a total of 33 parking spaces:

- 11 on-street parking spaces on Coppell Road,
- each lot will have a two-car garage for the occupants and three dedicated parking spaces located behind each of the garages, and
- seven shared parking spaces on a common area lot, accessed from the driveway on Heath at the rear of the units.

The existing planned development had one unit parked at the most intensive use (1:175 sf), thereby allowing for the most flexibility of uses. The Site Plan includes the parking data.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Per the request of the Commission, staff is bringing back the new parameters of the request for further consideration. If the recommendation is for approval, staff would add 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:

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 activity related to the home-based business shall be allowed. Garages shall not be used for the home-based business.

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. Revised Site Plan