



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 13, 2026

Reference: Public Hearing: Consideration of PD-160R2-MF-2, Mansions by the Lake Lot 1, Block 1 (Lakeside Apartments), a zoning amendment to allow conversion of 1,254 square feet of the 2nd floor of the clubhouse building to a residential unit on 34.75 acres of property located along the east side of Coppell Road, approximately 967 feet north of Parkway Boulevard.

2040: **Create Business and Innovation Nodes**

Introduction:

This is a request to convert 1,132 square feet of the second floor of the clubhouse building into a residential apartment. There are other modifications to the clubhouse layout and amenities that are outlined in the Project Narrative Letter that do not require zoning action. The remainder of the multi-family units are not being modified.

Background:

The applicant is proposing to convert an event room and two small restrooms on a portion of the second floor of the clubhouse into a one-bedroom apartment unit. The apartment unit construction will incorporate fire separation modifications between the apartment unit and the other clubhouse spaces as required by the building code. Entrance to the unit will be directly from the exterior via an existing balcony and stair, without need to pass through the other clubhouse spaces. There will not be any expansion to the building area. Exterior changes to the building are limited to new cosmetic wood wrap over existing exterior columns at the front entry and removal of roof top decorative balustrade.

Benefit to the Community:

This will provide an additional rental apartment unit within the city.

Legal Review:

The City Attorney attended virtually at the Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (5-0) recommended APPROVAL of the requested zoning

change subject to the following condition:

1. There may be additional comments during the building permit review.

ATTACHMENTS:

1. PZ Staff Report
2. Narrative
3. Site Plan
4. Elevations
5. Existing Floor Plan
6. Proposed Floor Plan