

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-160R2-MF-2, Mansions by the Lake, Lot 1, Block 1 (Lakeside Apartments)

P&Z HEARING DATE: December 18, 2025

C.C. HEARING DATE: January 13, 2026

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

LOCATION: 620 North Coppell Road,
East side of Coppell Road, approximately 967 feet north of Parkway Boulevard

SIZE OF AREA: 34.75 acres of property

CURRENT ZONING: Planned Development – 160 Revised – Multi-Family- 2 (PD-160R-MF-2)

REQUEST: A zoning amendment to allow the conversion of 1,254 square feet of the 2nd floor of the clubhouse building to a residential unit.

APPLICANT:	Owner: STAR Lakeside, LLC 1835 Market Street, Suite 1601 Philadelphia, Pennsylvania 19103	Representative: IRT Legal Department 1835 Market Street, Suite 2601 Philadelphia, Pennsylvania 19103
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Architect:
Dimit Architects
14725 Detroit Avenue, Suite 210
Lakewood, Ohio 44107

HISTORY: This property has a multi-family development on it with a clubhouse. The original planned development was approved by City Council on July 1997. An amendment to allow a daycare facility in the clubhouse was approved in April 1998.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: North Coppell Road is a two-lane undivided road with 37 feet of pavement within a 50-foot right-of-way east of this property. A 5' sidewalk runs along the east side of the road.

SURROUNDING LAND USE & ZONING:

North: Denton Creek; Agricultural

South: single-family residential; Planned Development-159-Single-Family-7

East: single-family residential; Planned Development-159-Single-Family-7

West: vacant property; Highway Commercial

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Urban Residential Neighborhood District.

DISCUSSION: 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.

Floor Plan (2nd Floor Apartment)

The applicant is proposing to convert an event room and two small restrooms 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.

Building Elevations

No enlargement of the building area is part of this proposed scope. 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.

RECOMMENDATION:

Staff is recommending approval of the request with the following conditions:

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

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. Narrative
2. Site Plan
3. Elevations
4. Existing Floor Plan
5. Proposed Floor Plan