

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-295-HC, Archway 121

P&Z HEARING DATE: November 15, 2018

C.C. HEARING DATE: December 11, 2018

STAFF REP.: Marcie Diamond, Assistant Director of Community Development/Planning

LOCATION: S.H. 121 and Freeport Parkway, S.E.C.

SIZE OF AREA: 8.7 acres of property

CURRENT ZONING: HC (Highway Commercial)

REQUEST: A zoning change request to PD-295-HC (Planned Development-295-Highway Commercial), to establish a Concept Site Plan for gas station, hotel, retail, restaurants and office uses on 8.7 acres and a Detail Site Plan for a Convenience Food Store with gas pumps on 2.14 acres.

APPLICANT:	Owner: Archway 121 Coppell Ltd. 13430 Northwest Frwy, Ste 395 Houston, Texas 77040 214-697-1807 Email: ewhawk@archwayprop.com	Engineer: Chase Helm Winkelmann & Associates 6750 Hillcrest Plaza Drive Dallas, Texas 75230 (972) 490-7090 Email: chase@winkelmann.com
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HISTORY: In 2003, the Planning and Zoning Commission called a series of public hearings to determine the proper zoning along the limited frontages the city of Coppell has along freeways. The intent of this initiative, which was adopted by City Council, was to revise the *1996 Future Land Use Plan* and to rezone these properties from Light Industrial to Highway Commercial to “allow the land owners significant flexibility in development options to take advantage of the highway access while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as **Freeway Special District**.

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

TRANSPORTATION: SH 121 is a state highway built, recently built to standard.
Freeport Parkway has recently been built as a six-lane divided thoroughfare.

SURROUNDING LAND USE & ZONING:

North: vacant land – HC (Highway Commercial)
South: vacant land – HC (Highway Commercial)
East: office/warehouse – PD-272 LI (Light Industrial)
West: SH 121 and office/warehouse – LI (Light Industrial)

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable Freeway Special District.

DISCUSSION: This is a two-part request. Part one is to establish a Concept Plan for a convenience store with gas pumps, hotel, retail, restaurant and office uses, on the entire 8.7 acres, and the second part is a request for approval of a Detail Site Plan to allow a QT convenience store with gas pumps to be built at the corner of SH 121 and Freeport Parkway.

As mentioned in the history section of this report, this property was a part of a city-initiated effort, 15 years ago, to establish Highway Commercial (HC) zoning along the freeway frontages to enhance development standards, ensuring that the limited freeway frontage and entry portals into the City of Coppell are of the high-quality developments envisioned. Specifically, the stated purpose of the Highway Commercial District includes:

To create “....an impressive gateway into the community. Because these areas are designated as major thoroughfare entry points, emphasis has been placed on building arrangement, setbacks, parking, and landscape treatment, which are intended to be elements influencing the character of entrance into the city”

The *2030 Master Plan* adopted in 2011, echoed that intent by designating this area as **Freeway Special District**, which also speaks to site elements including:

“*Focal Points* - Corners of major intersections should include a “focal point” near major intersections and around “gateway” areas. Focal points should include vertical architectural features, fountains, public art, and/or public plazas.

“*Setbacks* - A minimum of 50-ft of privately owned land along the freeway/highway right-of-way should be free of buildings and parking, with a total of 80-ft in width landscaped, including privately owned land and available public highway right-of-way, and

“*Building Form and Character* - Buildings within a development should have a coherent architectural theme in terms of mass, height, rooflines, and materials”.

In summary, this request is for approval of a prototypical gas station (red brick), with red awnings and accents and non-compliant signs at the corner of the freeway and Freeport Parkway, with a Concept Plan for the remaining 6.5 acres which

includes pad sites for hotel, retail, restaurant and hotel uses. While these other **land uses** are supported by the HC zoning and the land use designation on the *Comprehensive Plan*, the conceptual designs and submitted include “no coherent architectural theme”. The remaining buildings are modern, two-tone grey toned brick. The only architectural theme being extended from the QT is the inclusion of non-compliant red awnings for the restaurant. There are also no apparent “focal points” or 50-foot, privately owned, landscaped buffer along the Freeway.

Furthermore, the applicant is requesting that the hotel and restaurants with drive-thru’s be approved as part of this Concept Plan and no additional City Council public hearings be required. The *Zoning Ordinance* specifies that these particular uses require City Council approval of Special Use Permit which allows for the discretion to provide “special conditions in order to protect the health, safety, and welfare of the general public and adjacent land uses”. Language included in the recently adopted Hotel Ordinance, suggests the City Council consider:

“that the type of hotel or residence hotel proposed is compatible and consistent with and will have no adverse effect on existing uses in the area, that the proposed use is equal to or exceeds development standards of other uses and that the proposed use will not adversely affect the ability to locate, in the future, additional uses that are allowed within the zoning district of the area”.

In lieu of a SUP process, City Council approval of a PD amendment to attach Detail Site Plan has been used in similar situations (the PD for Point West at 635 and Belt Line Road.), which requires the same public hearings and technical reviews of the site and landscape plans, building elevations, conditions, etc. as an SUP.

Technical Issues with the Concept Plan

In addition to the issues detailed above, the following variances are being requested to the Highway Commercial (HC) District to allow this Concept Plan:

- Requesting a 15’ landscape buffer along street frontages.
 - This does not comply with the 20’ required landscape buffer along all streets.
 - This also does not address the 30-50-foot setbacks as encouraged by the **2030 Master Plan** designation.
- The request includes that the 30% of lot area being devoted to landscape areas be calculated on an over-all, verses a lot by lot basis.
 - It is reasonable to assume that these lots will be sold to individual end-users/developers and compliance with the regulations of the Landscape Ordinance is essential.
- Requesting variance to the HC district requirement that a maximum of 50% of the required parking be located in the front yard.
 - Understanding this property is bounded by three streets, however, 96% of the parking being provided in the front yard appears excessive for Tracts A and C, and should be revisited.

Other Technical Issues with the Concept Plan Submittal include:

- Tree survey is inaccurate the calculations are not correct, and
 - No attempt was made to preserve any trees.
- No apparent architectural compatibility standards for the overall development are provided.

- No standards for attached signs to be consistent architectural theme while permitting branding/logos of the individual tenants are included.
- No location and/or consistent design for monument signs are included.
- The 4-story hotel elevations would not be complaint with the Hotel Ordinance.
- No traffic impact analysis was submitted.

Technical Issues with the Detail Site Plan for QT

A convenience store with gas pumps was not envisioned as the most appropriate use for this high-profile, entry portal into the City of Coppell. The applicant has made an effort to include additional landscaping and screening at the corner, however, the development is not compliant with various provisions of the HC Zoning District regulations and landscape requirements.

The following variances are being requested:

- A 121 square foot attached sign, plus four 20 square foot medallions (80 sq. ft.) for a total of 201 square feet of attached signage is being requested, where a maximum 90 square foot sign would be permitted. This calculation does not include the red striping on the canopy along the building, which is also non-complaint with the *Zoning Ordinance*, and would be considered additional signage.
- Red metal awnings instead of earth-tone fabric awnings.
- Allowance for three - 20 sf. ft. button signs on the gas canopy
- Two monument signs are being proposed, only one 40-square foot sign is permitted.
- No landscape buffer being provided along the southern property line, and not all landscape islands are a minimum of 150 square feet within the parking lots.
- A full 96% of the parking is being provided in the front yard, exceeding the maximum permitted in the HC district by 46%.

The Detail Site Plan was submitted late, and did not go through detail DRC review, so additional comments will be generated if this proceeds though the process, however, some notable issues are:

- A Traffic Impact Analysis is required to determine the need for deceleration lanes, etc.
- A Detail Tree Mitigation plan for this tract needs to be submitted.
- Additional specification of the low walls as shown on the site plan and renderings need to be included.
- Fire Lanes need to be labled Fire Lanes and Mutual Access Easements
- Determination that the monument signs are externally illuminated.
- Phasing of development to ensure the entire fire lane serving this tract is built with this lot.
- Beer and Wine Sales as noted in the cover letter are not part of the Zoning request, and separate application though TABC will be required.

Staff has discussed these non-compliance issues, land use concerns and lack of addressing the vision as set forth in the Highway Commercial (HC) Zoning District as well as the Freeway Special District designation on the *Comprehensive Plan* with the applicant, however they have chosen to bring this version through the public hearing processes.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending DENIAL of PD-295-HC, Archway 121, for a Concept Plan for gas station, hotel, retail, restaurants and office uses on 8.6 acres and a Detail Plan on 2.14 acres for a Convenience Food Store with Gas Pumps.

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. PD Concept Letter
2. Concept Plan
3. Tree Survey/ Concept Landscape Plan
4. Concept Renderings (3 pages)
5. QT Elevations
6. QT Variance Request Letter
7. QT Site Plan
8. QT Landscape Plan
9. Tree Survey
10. QT Building Elevations
11. QT Canopy Elevations
12. QT Signs – Attached
13. QT Signs – Monument
14. QT Signs – 20 sq. ft. logo
15. QT Perspectives (5 sheets)