

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-198R-SF-7, North Lake Estates Revised, Lot 23A

P&Z HEARING DATE: July 17, 2025
C.C. HEARING DATE: August 12, 2025

STAFF REP.: Mary Paron-Boswell, AICP Senior Planner

LOCATION: 804 Bullock Drive

SIZE OF AREA: 0.35 acres

CURRENT ZONING: PD-198-SF-7 (Planned Development 198-SF-7, C (Commercial) & SUP

REQUEST: A zoning change request from PD-198-SF-7 (Planned Development 198-SF-7, C (Commercial) and SUP (Special Use Permit) to PD-198R-SF-7 (Planned Development-198 Revised-Single-Family-7), for Lot 23A, to remove the Commercial District Zoning and Special Use Permit from the rear portion of the lot to remove property previously used as parking for the Dickey's Barbeque Restaurant on 0.35 acres of land located at 804 Bullock Drive, at the request of the property owner, Mohammed Jafer Haneef.

APPLICANT: **Owner/Applicant:**
Mohammed Jafer Haneef
4528 Biruni St.
Irving, Texas 75062
214-724-0845

HISTORY: This property consists of Lot 23A within the North Lake Estates Subdivision. The original plat was recorded in 1961. The homes were constructed in the late 1960's and early 1970's. The entire subdivision was commercially zoned until 2002, when some of the homes were rezoned to SF-7 within a Planned Development (PD-198-SF-7) with conditions. This gave the residences a "conforming" status to allow for legal site improvements and the associated insurance and financing requirements. There have been several Special Use Permits (SUP's) approved for the remaining commercially zoned properties. In 1999, Dickey's Barbeque Restaurant was approved to allow a 4,000-sf restaurant on the adjacent property to the east of the subject property, along the west side of Denton Tap Road and south of the railroad. By 2000, an SUP was approved for a monument sign and to add additional parking along the backside of 804 Bullock Dr. Subsequently, the property was paved and additional parking spaces were added to serve the restaurant. The parking agreement was valid for 10 years. Staff is unaware if the parking agreement was ever renewed. According to the applicant, the shared parking agreement is no longer valid.

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

TRANSPORTATION: Bullock Drive is a 24-ft unimproved local road within a 50-ft right-of-way. Plans have been approved to improve Howell Drive and Bullock Drive.

SURROUNDING LAND USE & ZONING:

North: Union Pacific Railroad

South: Single-Family Residential; (PD198-SF-7)

East: Restaurant; (C) Commercial & S-1155R2

West: Single-Family Residential; (PD198-SF-7)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as suitable for development in accordance with the Industrial Special District.

DISCUSSION:

As mentioned in the History section above, the site was platted as part of the Northlake Estates subdivision in 1961. East of Bullock Dr., facing Denton Tap Road, the properties are zoned Commercial. Dickey's Barbeque Restaurant used a portion of the rear of 804 Bullock to create additional or excess parking spaces, beyond what was required by ordinance, for the restaurant in 2000. A parking agreement was in place for 10 years, but staff is unaware of any current agreement. According to the applicant, the parking agreement has expired and is no longer valid. At that time both properties, the residence and the lot the Dickey's restaurant is on, were owned by the same entity. The property at 804 Bullock previously had a house on it that subsequently was destroyed by a fire and has sat vacant ever since. The residence was sold to the current owner in 2023, and the Dickey's lot changed hands in 2021.

Mr. Haneef, the current property owner of 804 Bullock Dr. would like to construct a house on the property for his family to live in. This request is to make the entire lot zoned single-family, whereas it currently has commercial zoning as well. As it relates to land use, the request for the single-family is in keeping with the adjacent properties on Bullock Drive. As part of the changes, Mr. Haneef intends to demolish the existing paved parking area at the rear of the lot; and will install a 6-ft in height wooden fence along his property boundary, including adjacent to the commercially zoned property. The wood fence in this area is in lieu of a masonry wall which is typically required between commercial and residential zoning. Staff is in favor of this requested exception. The applicant will need to get a building permit to construct a house on the property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request subject to the following conditions:

1. There may be additional comments during the Detail Building review.
2. PD Conditions:

- a. Approve the wood fence in lieu of a brick wall adjacent to the Commercially zoned property.
- b. Require the existing paved parking lot be demolished prior to a building permit being issued.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Survey Exhibits