



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning
Marcie Diamond, Assistant Director of Planning

Date: April 8, 2014

Reference: Consider approval of text amendments to the Code of Ordinances-Chapter 12, Zoning, by adding new zoning districts and development regulations ARTICLE 26 - SECTION 12.26-0., "MXD-1 and MXD-2", Mixed Use-1 and Mixed Use-2 Districts.

2030: **Business Prosperity, Community Wellness and Enrichment, Sense of Community, Special Place to Live**

Introduction:

On March 22, 2011 the City Council adopted ***Coppell 2030 - A Comprehensive Master Plan*** by adding Chapter 12A to the ***Code of Ordinances***. This plan includes a variety of innovative concepts and strategies to provide for long term sustainability for our community. A key component of the ***Comprehensive Plan*** is the ***Future Land Use Plan***. As stated, "*The Future Land Use Plan serves as a framework for future development and redevelopment decisions in Coppell... The land use designations are for planning purposes and do not represent a change to existing zoning or development regulations...implementation...must be accompanied by code revisions.*" This is the second proposal to design new zoning districts which address the visions of the ***Comprehensive Plan***.

The Future Land Use Map of ***Coppell 2030-A Comprehensive Master Plan*** designated four areas as *Mixed Use Neighborhood Centers* and three areas as *Mixed Use Community Centers* both of which are envisioned to support some type of mixed use developments. These areas vary in size, location and proximity to existing residential neighborhoods, freeways and future transit lines, therefore two districts are being proposed. The Mixed Use-1 District is designed to be compatible where residential adjacency exists, and Mixed Use-2 will be appropriate adjacent to non-residential uses and could support higher density and intensity of development.

Analysis:

On April 3, 2014 the Planning and Zoning Commission unanimously recommended approval of this text amendment, subject to various revisions which have been incorporated into the draft ordinance which is attached to the packet.

On February 20, 2014 the Planning and Zoning Commission reviewed DRAFT regulations for MXD-1 and MXD-2 Districts and received input from the public.

Legal Review:

City Attorney reviewed this Ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommended approval, as revised by the Planning and Zoning Commission

Attachments:

1. Proposed Ordinance for April 8, 2014
2. Redlined version of the Draft for April 8, 2014 P&Z, indicating all revisions to the P&Z Draft on April 3, 2014
3. Future Land Use Map of ***Coppell 2030 - A Comprehensive Master Plan***.
4. Pages 40 and 41 of ***Coppell 2030 - A Comprehensive Master Plan*** which describes the Mixed Use Neighborhood Center land use category.
5. Pages 42 and 43 of ***Coppell 2030 - A Comprehensive Master Plan*** which describes the Mixed Use Community Center land use category.