



# H District Update

December 2022



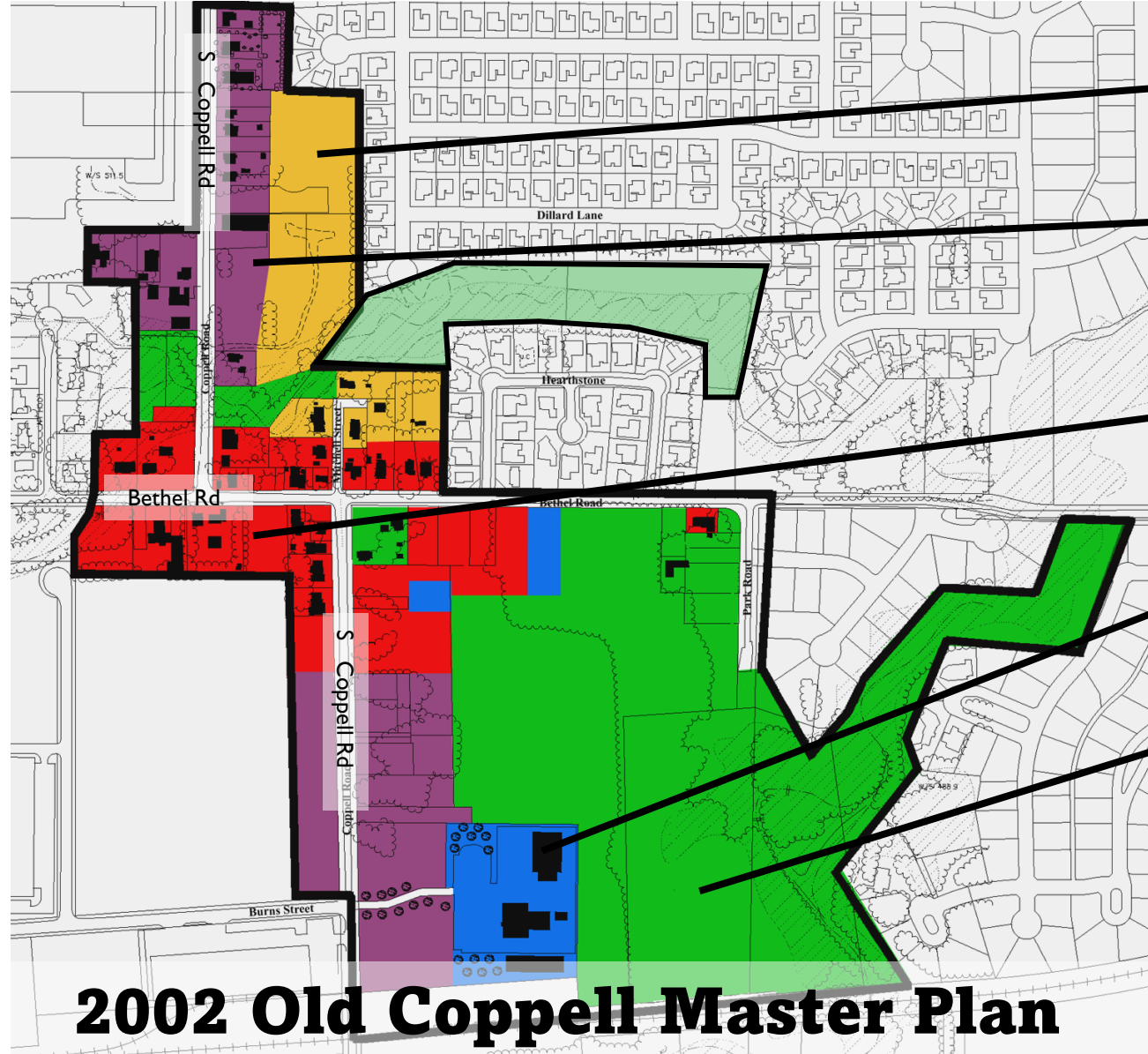
**May 1996 – Comp Plan -68 acres**

# H District Update 1996



**July 1997** – HO District formed which allowed for asphalt and wood siding with an SUP

## H District Update 1997



9.4 acres Residential



16.9 acres Mixed Use w/ Office First Floor



13.5 acres Mixed Use w/ Retail/Service First Floor



9 acres Institutional Use



52.7 acres Parks/Open Space (includes creek)

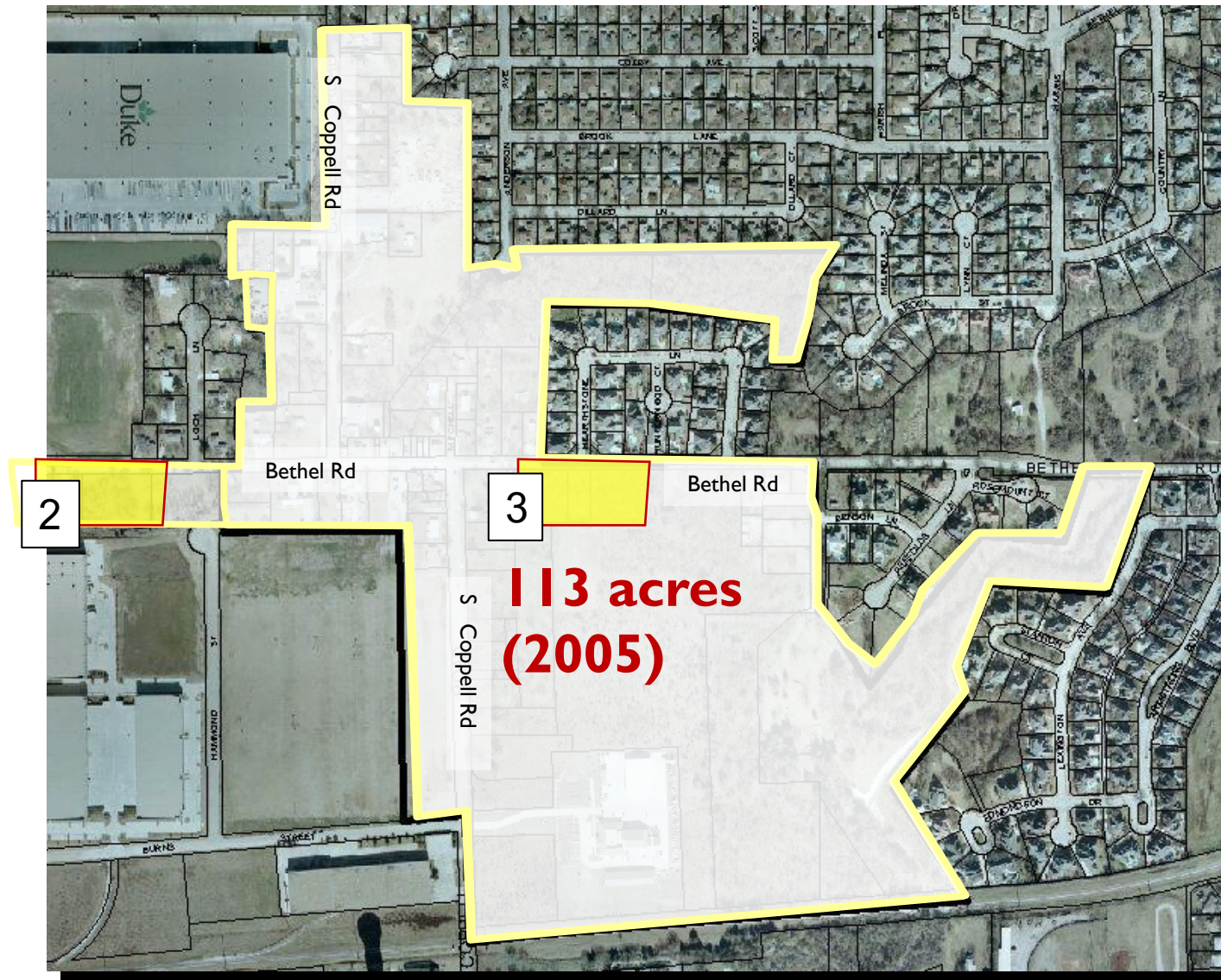


101.4 acres TOTAL AREA

## 2002 Old Coppel Master Plan Optimal Ground Floor Land Use Plan

# H District Update 2002 Old Coppel Master Plan



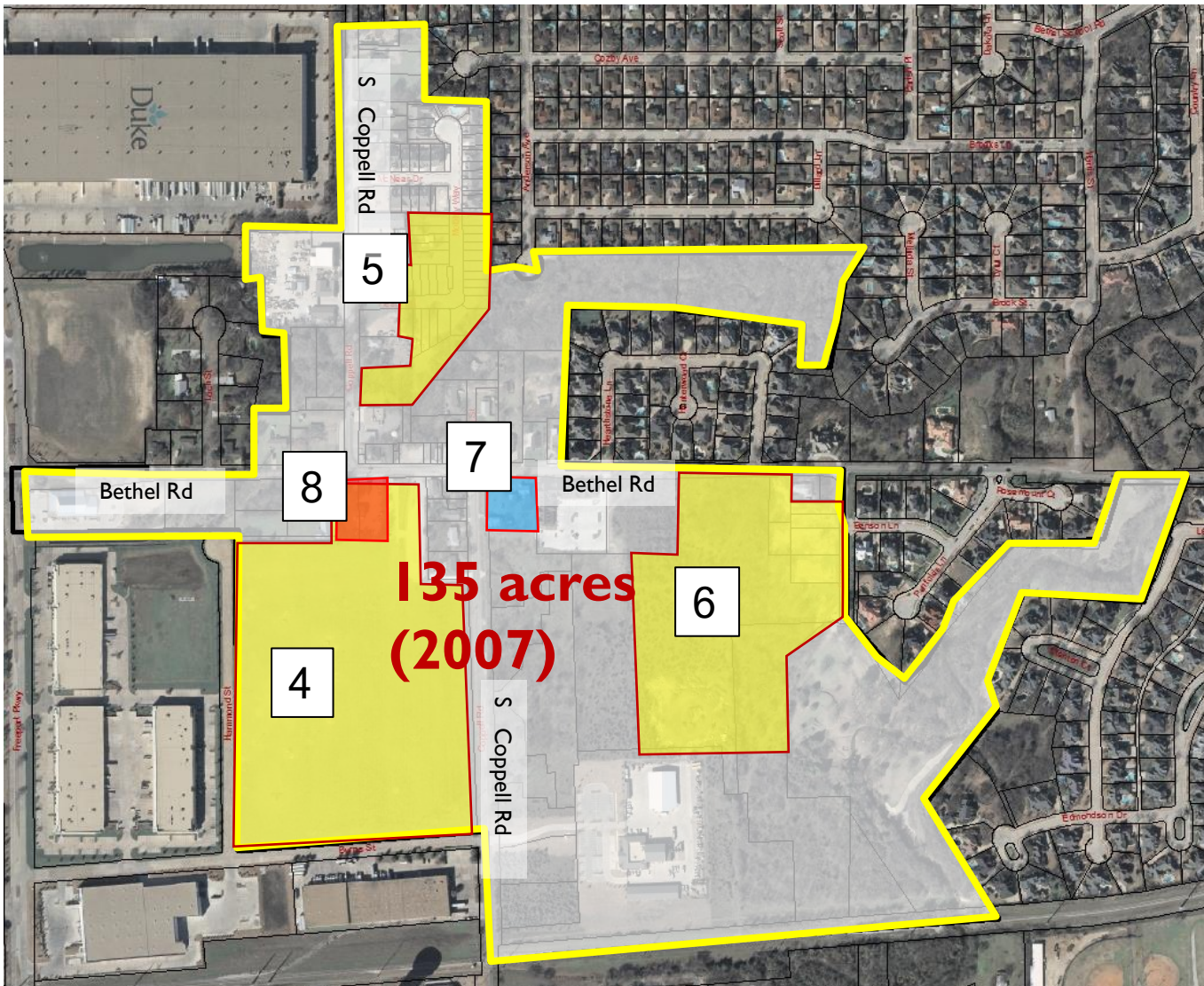


**May 2005** - The HO District was changed to H District and Design Guidelines adopted

**Sept. 2005** - Historic District expanded to include 3.2 acres along the south side of Bethel Road to Freeport.

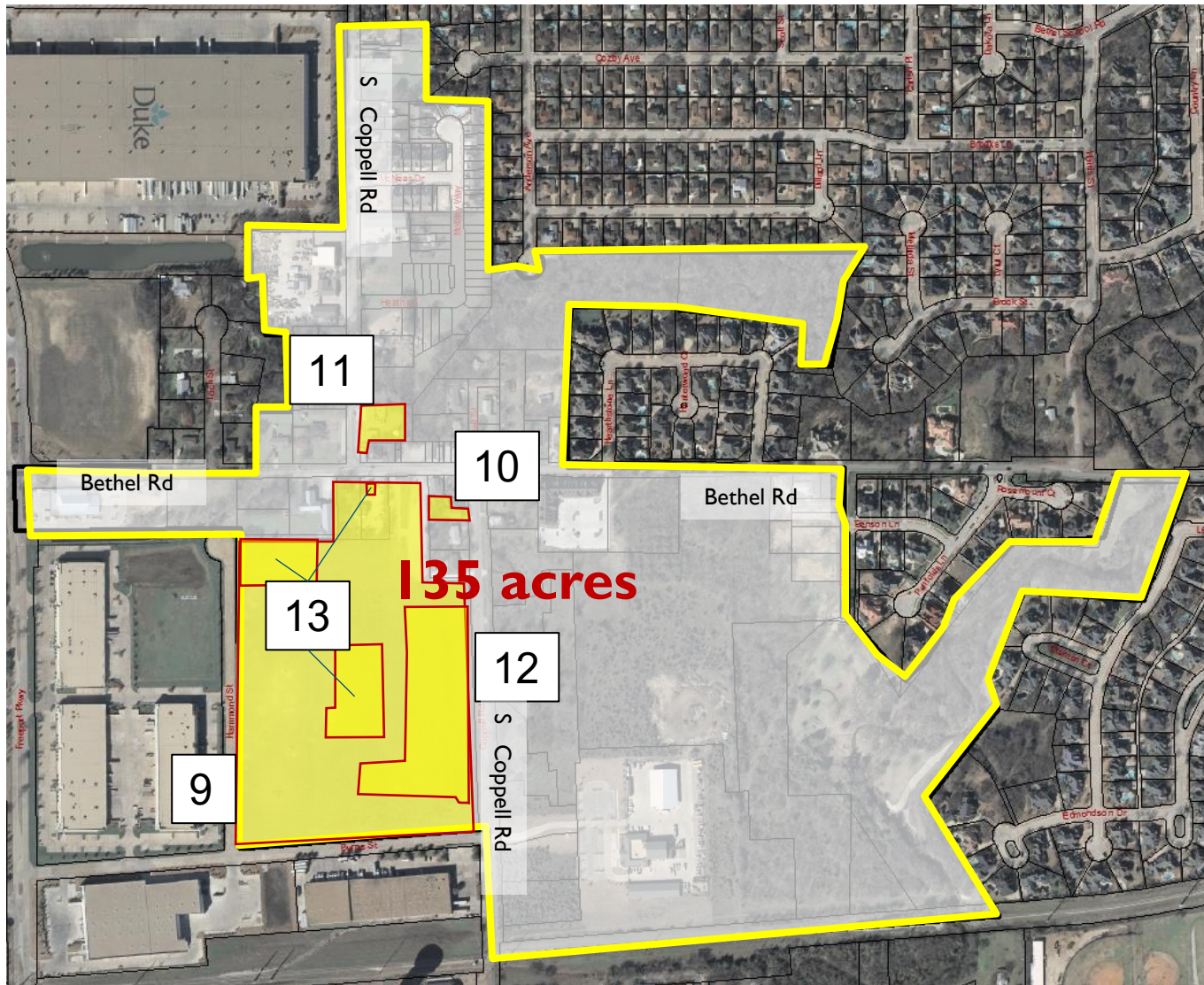
**Sept. 2005** – Detail PD for two medical office buildings on south side of W Bethel east of Heritage Park

# H District Update 2005



- 4 **Jan. 2007** - Historic District zoning and Comp. Plan expanded to include Carter Crowley (AKA Main Street Coppell Dev.)
- 5 **July 2007** – Detail PD for Lost Creek 25 patio units south of Old Coppell THs.
- 6 **Oct. 2007** – Detail PD for a 13,600-sf Recreation/Community & Senior Center
- 7 **Sept. 2008** – Detail PD for relocation of Kirkland House and Minyard Store
- May 2009** – Historic Resource Survey presented to and accepted by Council
- 8 **Sept. 2009** – Demo of gas station and auto repair garage
- 4 **Aug. 2010** – Old Town (Main Street Coppell Dev.) Final Plat approved

# H District Update 2007-2010



**March 2011** – 2030 Comprehensive Master Plan Approved

**9 April 2011** – Carter Crowley (Main Street Coppell Dev.) Concept PD

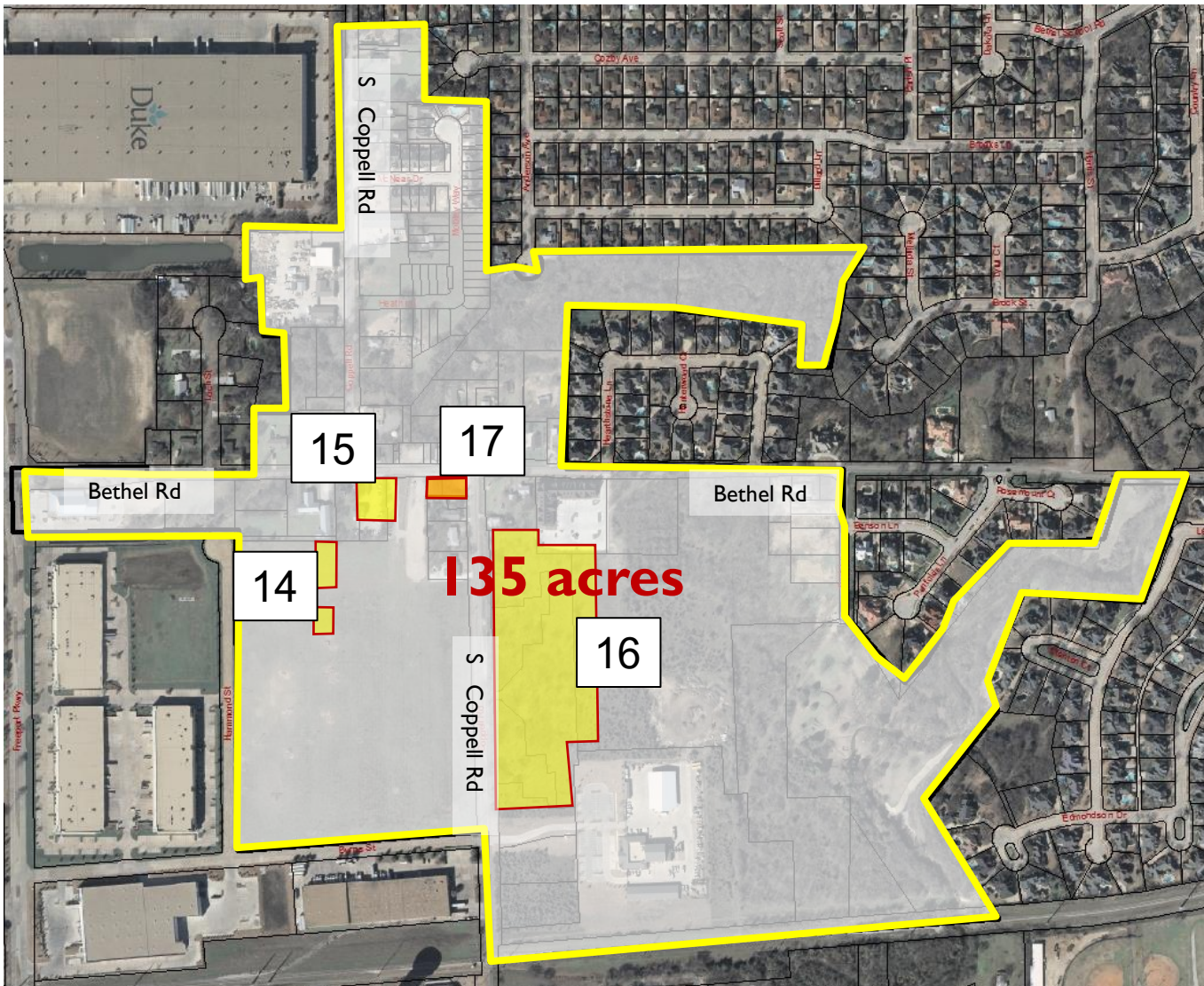
**10 Dec. 2011** – Detail PD for Allstate conversion from residential at 709 S Coppel Rd.

**11 March 2012** – Detail PD for façade improvements of the former Senior Center buildings for office use

**12 April 2012** – Detail PD for Old Town Phase I (44 Patio Home Lots) on west side of S. Coppel Rd.

**13 May 2012** – Detail PD for Old Town Square, parking lot and Entry Feature

# H District Update 2011



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**Aug. 2012** – Detail PDs for restaurant (now Tangerine Salon) & 3 Office Cottages

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**Oct. 2012** – Detail PD for Local Diner

**Feb. 2013** – PD allowing admin. approval of Detail Plans

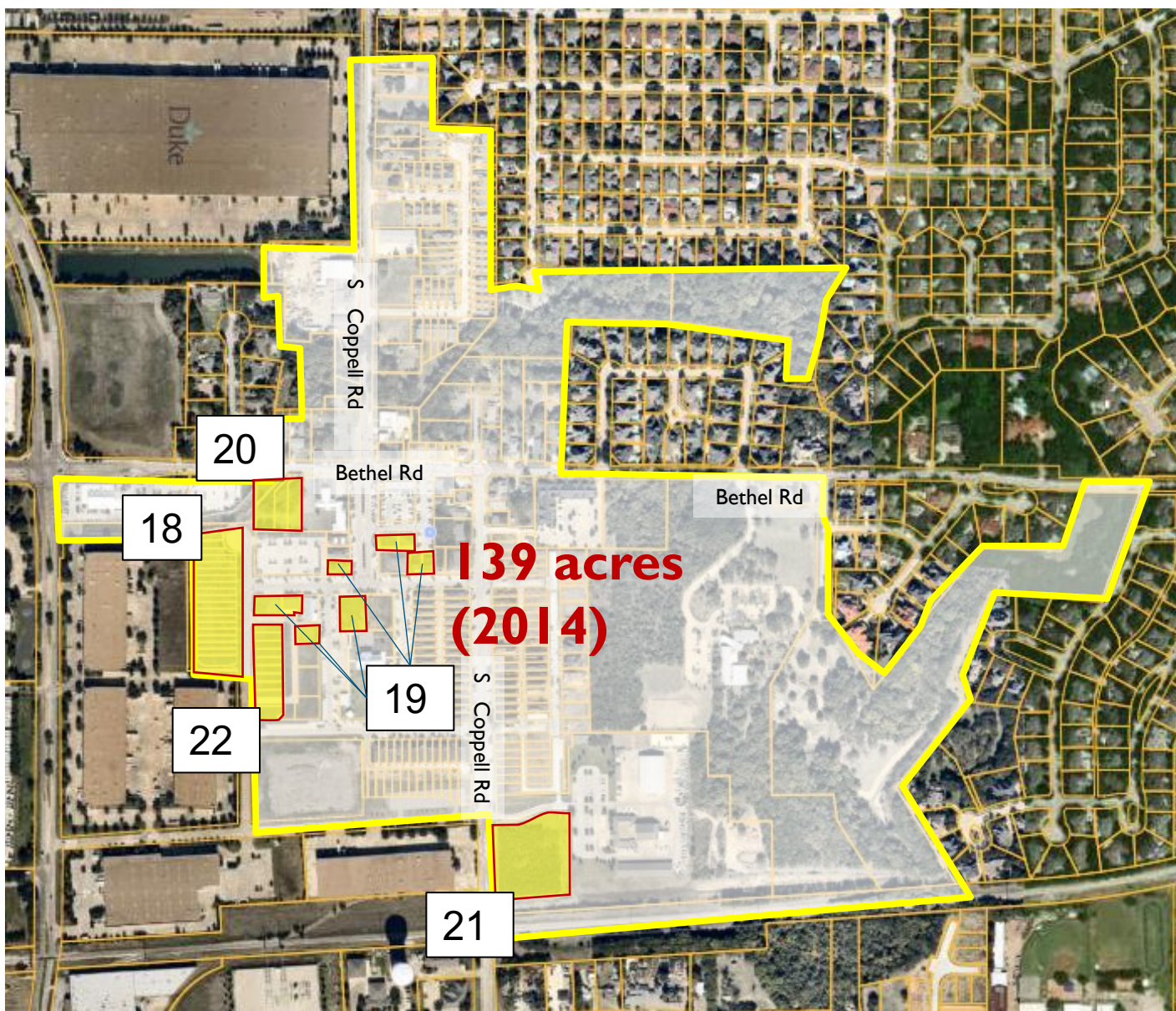
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**June 2013** – Detail PD for Old Town Phase II (64 residential lots) on east side of S. Coppel Rd.

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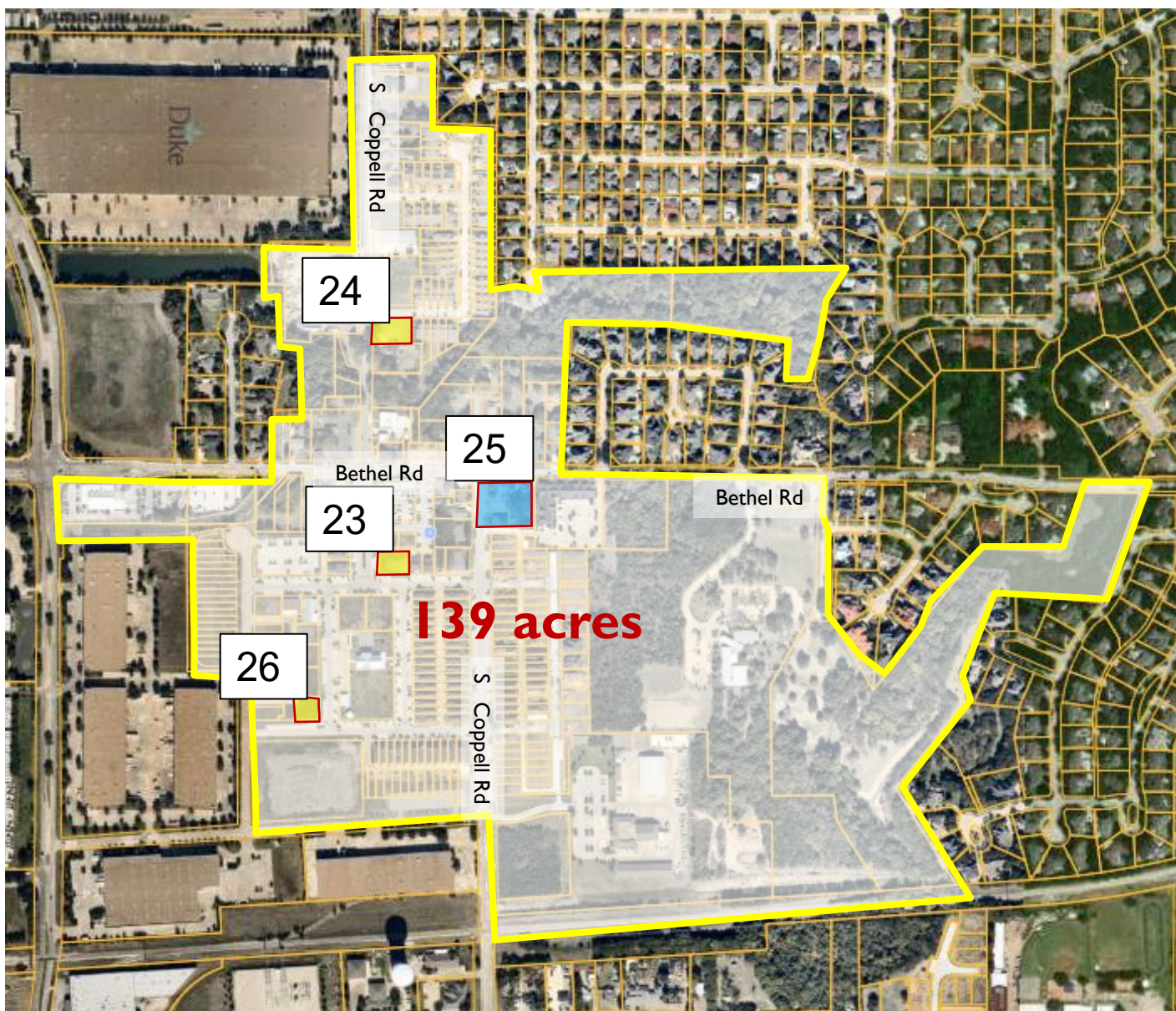
**June 2013** – Detail PD for Coppell Deli demo and new restaurant/conv. store

# H District Update 2012-2013



- Aug. 2014** - Comp Plan amended & H District expanded to include 2.45 acres on west side of Hammond (18 Patio Home Lots, via a Detail PD)
- March 2013 -2015** – 8 administrative Detail PD approvals
- Dec. 2014** – Detail PD for 3 offices (Founders Crossing) on south side of Bethel east of Hard Eight
- April 2015** – Detail PD for Life Safety Park on east side of S Coppel Rd. at south end of district
- May 2015**– Detail PD for Old Town Phase III (11 residential lots) on east side of Hammond

## H District Update 2014-2015



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**Oct. 2015** – Detail PD for mixed use Restaurant/Residential at NE corner of Main and Houston (George Coffeehouse/Residential)

24

**Nov. 2015** – Detail PD for Lost Creek - 3 Live/Work Units at SE corner of Coppel and Heath

25

**Early 2016** – Detail PD allowing Ihnfeldt House to be added to Heritage Park

26

**June 2016** – Administrative Detail PD for A&E Resources Office Building at NW corner of Travis and W Main.

# H District Update 2015-2016



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**Jan. 2017** - Detail PD for Old Town Phase IV for 12 single-family lots on north side of Burns

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**In Oct. 2017** - Detail PD for an office cottage and a residence at NW corner of Houston & S. Coppel Rd.

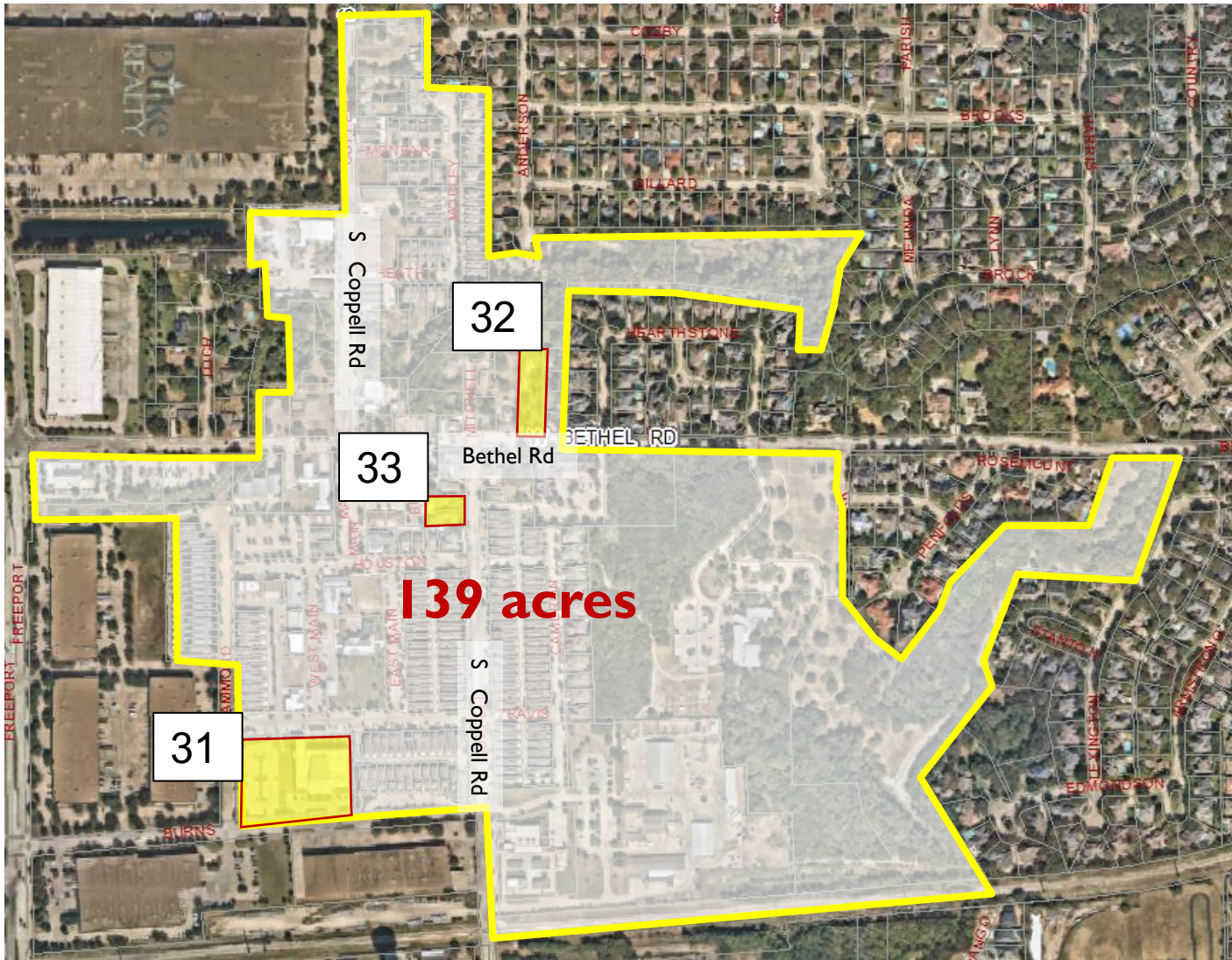
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**Oct. 2017** - Detail PD for conversion of a residential structure to an office use for 705 S Coppel Rd.

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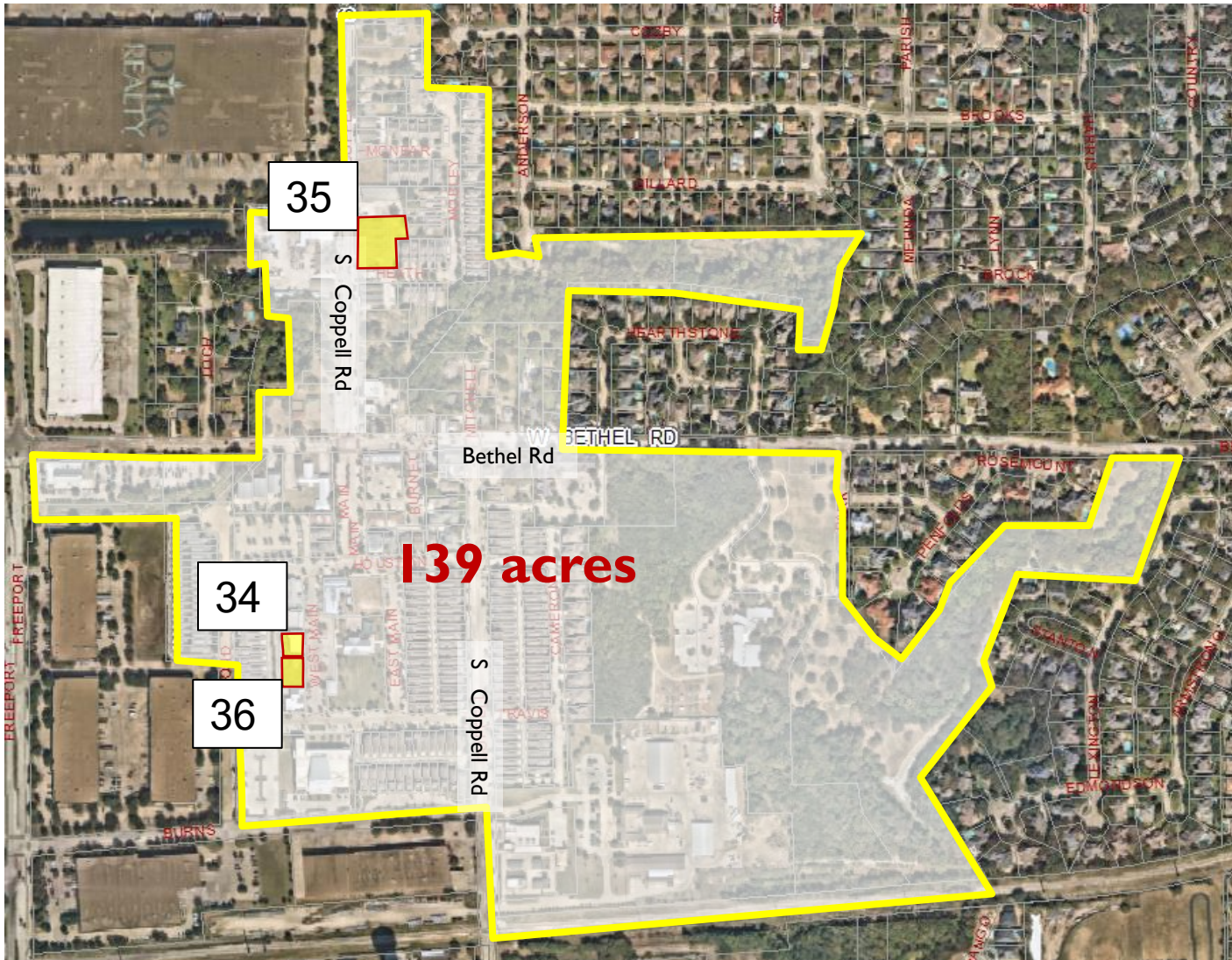
**Aug. 2018** - Detail PD for 2 live/work buildings at the NE corner of McNear & S Coppel Rd.

# H District Update 2017-2018



- 31 **Sept. 2018** - Detail PD for a 32,370-sf Arts Center
- 32 **July 2020** - Detail PD for a 1,782-sf office expansion at 412 W Bethel
- 33 **Dec. 2020** - Detail PD for two residential lots located on the west side of S Coppell Road, 175 feet south of W Bethel

# H District Update 2018-2020



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**July 2021** - Detail PD for a 7,631 sf, Two-story mixed-use building with retail/residential on W Main south of the Tangerine Salon. (Let It Shine)

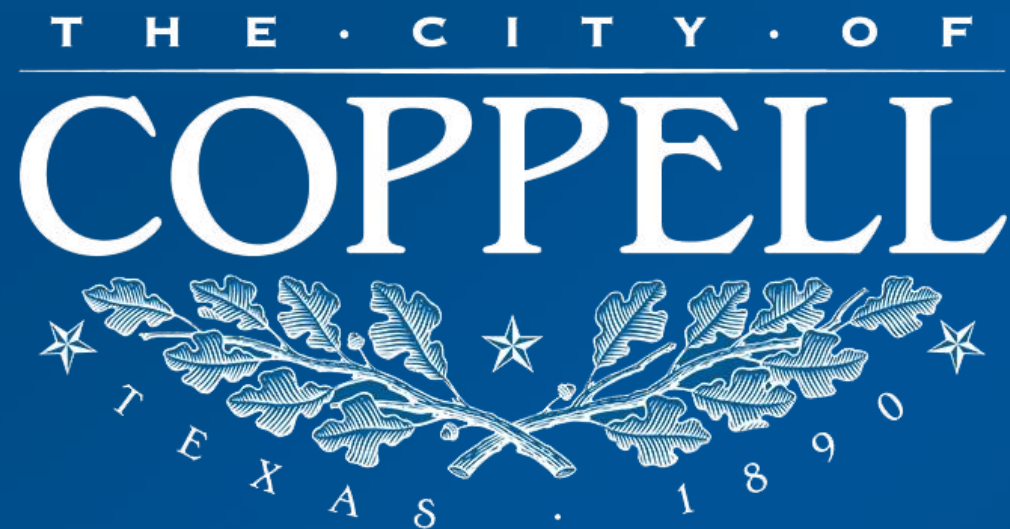
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**Oct. 2021** - Detail PD for 5 live/work units at the NE corner of S Coppel Rd. and Heath Ln.

36

**Sept. 2022** – Detail PD for a 10,215-sf two-story mixed-use building with retail /residential south of other mixed use approved in July 2021. (Speculative)

# H District Update 2021-2022



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