

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

North Lake Estates, Lot 17R, (Cavalry Construction), Site Plan

P&Z HEARING DATE: February 20, 2014

C.C. HEARING DATE: March 11, 2014

STAFF REP.: Matthew S. Steer, City Planner

LOCATION: NEC of Howell Drive and Southwestern Boulevard

SIZE OF AREA: 0.77 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: Site plan approval to allow the development of a one-story, 4,799-square-foot professional office building (including 720 square feet of covered patio areas) with a detached garage.

APPLICANT:

Owner/Applicant:

Didyk, Fuller, Jones & Lock, L.L.C.

6911 Breen Dr., Building C

Houston, Texas 77086

Phone: (281) 931-9900

Email: fjones@cavalryconstruction.com

Representative/Engineer:

JDJR Engineering

Jim Dewey

2500 Texas Drive, Suite 100

Irving, Texas 75062

Phone: (972) 252-5357

Email: jdewey@jdjr.com

HISTORY:

There has not been any recent development activity on this property other than the two drives between this property and Southwestern Blvd. constructed in 2011 with the reconstruction of Southwestern Blvd. The subdivision was recorded in 1961. The homes to the north were constructed in the late 1960's and early 1970's. Per petition of the homeowners, the property to the north was rezoned in 2002 to Planned Development -198-Single Family -7. This gave the residences a "conforming" status to allow for legal site improvements and the associated insurance & financing requirements. This property was never rezoned and remains C (Commercial).

HISTORIC COMMENT: There is no historic significance documented for this property.

TRANSPORTATION:

Howell Drive is a 24-foot unimproved local road within a 50-foot right-of-way. Farmers Branch Coppell (Former Southwestern) Road is proposed to be abandoned and incorporated as part of this site.

SURROUNDING LAND USE & ZONING:

North: Office & Residential; S-1129R-C (Special Use Permit -1129 Revised - Commercial) & PD-198-SF-7

East: Vacant; C (Commercial)

South: Vacant; LI (Light Industrial)

West: Business; C (Commercial)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property as suitable for Mixed Use Neighborhood Center which includes office uses.

DISCUSSION:

As mentioned in the History section of this report, the plat for North Lake Estates was recorded over 50 years ago and the subject property was not included within the neighborhood rezoning in 2002; therefore, it remains C (Commercial).

The current owner of the property, Cavalry Construction, is requesting approval for a 4,799-square-foot facility (including 720 square feet of covered patio areas) and a 660 square foot garage, on 0.77 acres. A 0.23-acre right-of-way abandonment for the former segment of Southwestern Boulevard (Farmers Branch Coppell Road) will be brought to Council for consideration the same date as this proposal. Therefore, a condition of staff's recommendation is that this abandonment to take place and be recorded prior to plat recordation.

Site/Landscape Plan:

While compliant with the Commercial District requirements of the *Zoning Ordinance* in all aspects, including setbacks, parking, and lot coverage, there is one point of discretion to be considered by City Council. A six-foot masonry wall is required to separate commercial development from single family unless Council approves an Evergreen buffer as proposed. Since this property is only partially abutting residential, staff recommends Evergreen screening as depicted (wrought iron fence, masonry columns and Nellie R. Stevens hedge row). The Landscape Plan exceeds area and tree planting requirements although some drafting issues related to the calculations still have yet to be addressed.

The primary means of access to this property will be from Southwestern Boulevard via a reconstructed 30-foot wide drive. A fire lane is proposed to extend on-site approximately 75 feet and is acceptable to the Fire Department. Howell Drive will serve as an alternate means of access and is not expected to carry much traffic. The existing drive on the east side of the site will be demolished.

Elevations/Signage:

The building is proposed to be a combination of ledger and chop block Austin stone. The roof is proposed to be a slate colored standing seam. The signage shown appears to be the appropriate size, although more details will be needed at time of permitting.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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

1. Additional comments may be generated upon detailed engineering review.
2. The right-of-way being abandoned and purchased by the applicant.
3. The proposed wrought iron fence with evergreen screening on the northeast corner of the site is allowed in lieu of the six-foot masonry wall.
4. Revise the landscape calculations table to reflect correct perimeter areas adjacent to street rights-of-way and interior perimeter areas. Ensure the nonvehicular calculation only reflects the nonvehicular provided (do not include perimeter or interior provided in this calculation).
5. Remove the proposed Nellie R. Stevens from the perimeter of the front yard.

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. Site Plan
2. Landscape Plan
3. Color Elevations