



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 12, 2023

Reference: CONTINUED PUBLIC HEARING: Consider approval of a zoning change request from C to PD-313-MF-2 (Planned Development 313-Multifamily-2) to allow a 120 unit, four (4) story, age restricted 55+ senior living apartment complex on approximately 4.4 acres located on the east side of S Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

2040: **Create Business and Innovation Nodes**

Introduction:

This item was continued at the November 14, 2023, City Council meeting. This is a two-part request. Part one is a zone change request to allow a Detail Site Plan for a four story, 120-unit multi-family product on approximately 4.4 acres. The second part requires a change to the future land use map from Mixed Use Community Center (or Single Family Residential) to Urban Residential Neighborhood, in order to allow for the multi-family project.

Background:

This proposed 50-ft in height, four story, 120-unit apartment complex is to be age restricted to persons aged 55+. The property is L-shaped and the building matches it with the site plan showing the L-shaped building being off-set from S. Belt Line Road approximately 158-ft; 25-ft from Sanders Loop to the east and 82-ft from the DART Silverline rail to the north. The southern portion of the property has an ATMOS gas line easement that runs through it and is 100-ft at the widest point. The main entrance will be from S. Belt Line Road, with another driveway on Sanders Loop. There are two elevators proposed and originally, the developer proposed no emergency generator, but indicated they would be providing one at the PZ meeting. The developer has now indicated a generator would not be provided unless it is required. A Traffic Study has been submitted for this property and the trip generation for this site is low. The one recommendation for this site is the installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.

Some of the PD Conditions being requested from the standard MF-2 Zoning:

Required within standard MF-2 Zoning	Requested PD-313-MF-2
Parking: 2 spaces/unit, plus ½ space/ unit for guest parking = 120 x 2 plus 0.5 x 120 = 300 spaces	Parking: 1 space per unit, plus 1 space/5 units for guest parking = 120 x 1 plus 24 = 144 spaces
Density: 22 units/acre	Density: 28 units/acre
# Stories: 2 stories/ 35-ft max	# Stories: 4 stories/ 50-ft
Parking: not in the front yard	Parking: allow in the front yard
Balcony: not extend into the 25-ft front yard	Balcony: allow a 5-ft encroachment on Sanders Loop

Apartment Stats

# Units	72 one bedroom (min 700-sf); 48 two bedroom (min 900-sf) ** now requesting three 620-sf units because of 500 sf open area/floor
Corridors	air-conditioned
Elevators	2 (with generator proposed)
Interior Common Spaces	<ul style="list-style-type: none"> • clubhouse/lounge area (2,200-sf) • a fitness room (2,000-sf) • a multi-purpose room for games and crafts (1,100-sf) • a mail package area (500-sf) • leasing/welcome area (1,200-sf) • 500 sf open area/lounge on each floor (staff condition)
Outdoor Amenities	<ul style="list-style-type: none"> • dog area • grill area & shade structure • butterfly garden • fire pit • two flex sport areas (ie: bocce, cornhole)

DART

The train lines are under construction and the tracks are elevated in this particular section, measuring from the ground to the bottom beam of the track is approximately 19-ft and about another 7-ft of support and then an additional 3-ft to the handrail on the tracks. This lines up with the third floor of the proposed complex. Staff would like to add a condition that if this building is constructed then mitigation of the train noise and any potential vibration from the tracks be factored into the construction. This would include the windows and all other construction material. Noise should not be greater than 55 decibels on the interior of the building.

The following information was taken from the DART website: DART anticipates weekday service for the Silver Line to be from 6:00 a.m. to 9:00 p.m. However, it's possible that service hours could be as early as 5:00 a.m. or as late as 11:00 p.m. The Silver Line will run every 60 minutes, and during peak hours, such as weekday commute times, it will run every 30 minutes. This line should be in operation in late 2025 to mid-2026.

Land Use Amendment

The *2030 Master Plan* calls for this area to be Mixed Use Community Center (or Single Family Residential) with a maximum density of 10 dwelling units per acre. The area was to be mixed-use consisting of both neighborhood and community serving commercial, retail and office uses, or medium density single-family urban residential with commercial services and transit services accessible within a short walking distance. This area is currently served by office warehouse buildings to the west, Cypress Waters to the east, a bank to the south and a new DART Silverline passenger rail abutting the northern boundary of this property. Part of the request is to amend the Future Land Use Plan for this site to Urban Residential Neighborhood, which allows for higher density residential uses that serve the needs of residents seeking alternatives to low and medium density single-family detached housing. The idea was to have a mix of housing with the majority being owner-occupied and not all rentals.

Benefit to the Community:

Offers a housing variety, specifically for seniors.

Legal Review:

N/A

Fiscal Impact:

This will generate additional property tax revenue.

Recommendation:

On October 19, 2023, the Planning and Zoning Commission recommended approval (3-2) subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
3. Building elevations be approved as presented, however building must provide for noise attenuation.
4. No greater than 55 decibels inside the building.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for one parking space per unit plus 1 per 5 guest parking.
7. To allow for parking as shown on the plans.
8. To allow for four stories and a density of 28 units/acre.
9. To allow for a 5-ft balcony projection into the front yard along Sanders Loop.
10. To provide an additional 500-sf of lounge areas on each upper floor.
11. Amend the Future Land Use Plan to Urban Residential Neighborhood.
12. Clarify the hours for concierge service.

Added at PZ Meeting:

13. A decorative fence with brick columns every 30-ft along the northern portion of the site.
14. To add a generator to the building for the elevator, as agreed to at PZ if required.
15. Min. 700-sf one bedroom and 900-sf two-bedroom units.

Attachments:

1. PZ Staff Report
2. Detail Site Plans
3. Landscape Plans
4. Tree Survey & Mitigation Plans
5. Building & Carport Elevations and Material Board
6. Floor Plan
7. Narrative
8. Traffic study