

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Conoboy Addition, Lot 1R & 2R, Block A, Replat (Pence)

P&Z HEARING DATE: September 14, 2017

STAFF REP.: Matthew Steer, Development Services Coordinator

LOCATION: 717 South Coppel Road

SIZE OF AREA: Approximately .34 acres

CURRENT ZONING: PD-206-H (Planned Development-206-Historic)

REQUEST: A Replat of the existing one lot subdivision to allow the demolition of the existing building and construction of a 3,345-square-foot residence on Lot 1R and a 1,877-square foot office on Lot 2R.

APPLICANT:	Owner: Lynn Pence JET Financial Group dba Advisors Resource Co. 212 Olympia Lane Coppell, Texas 75019 Phone: 972-745-2206 Email: lpence@verizon.net	Representative: Mike Adams Firmitas Design 2735 Villa Creek Dr., Ste. 275 Dallas, Texas 75234 469-682-8915 mike@firmitasdesign.com
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HISTORY: The Old Coppel Master Plan was accepted by City Council in April of 2002. On May 13, 2003, Council amended the Land Use component of the 1996 Comprehensive Plan and enlarged the Historic Overlay district, as proposed in the Old Coppel Master Plan and as recommended in April, 2003 by the Planning Commission. On January 11, 2005, the HO (Historic Overlay) district, containing various base zonings, was changed to a straight H (Historic) district, which includes standards for construction, design guidelines and use regulations for Old Coppel. In January 2007, 17 acres of the property to the west of the subject property was rezoned to Historic and the future land use plan was amended to allow for a continuation of the targeted uses outlined in the Old Coppel Master Plan - retail, offices, restaurants and similar uses. In August 2010, the final plat of Old Town (Main Street) was approved, subdividing the same property to the west of the subject property for the purpose of establishing street rights-of-way and necessary infrastructure to support development. The existing structure was converted from a residence to an office in 2005.

HISTORIC SIGNIFICANCE: There is no historic significance associated with this property.

TRANSPORTATION: South Coppel Road directly abutting this property is a two-lane 37-foot undivided concrete roadway with angled parking across from this property within 75 feet of right-of-way. The applicant is proposing to add five angled parking spaces abutting this property and dedicate six feet of right-of-way.

Houston Street is a two-lane 24-foot undivided street within 6 feet of right-of-way. It was constructed in 2012 and contains angled on-street parking along the side abutting the subject property.

SURROUNDING LAND USE & ZONING:

North – single family residential; H (Historic)

South – Old Town (Main Street) Phase I Patio Homes; PD-250R-H (Planned Development-250 Revised-Historic)

East – Old Town (Main Street) Phase II Patio Homes; PD-108R11-H (Planned Development-234 Revised-Historic)

West – Old Town (Main Street) Office Cottage; PD-250R10-H (Planned Development-250 Revision 10-Historic)

COMPREHENSIVE PLAN:

The *Comprehensive Plan of March 2011* shows the property as suitable for development in accordance with the Old Coppel Historic District.

DISCUSSION:

This is a companion request to the Planned Development zoning to allow the demolition of the existing building and construction of a 3,345-square-foot residence on Lot 1R and a 1,877-square foot office on Lot 2R. The replat is dividing the existing lot into two lots and dedicating six-feet of right-of-way along S. Coppel Road.

Revisions needed:

- The right-of-way dedication needs to be included in the purpose statement in note #1, and the new boundaries should be clearly indicated on the plans.
- New property corners are required to be shown along with the new dimensions.
- The areas labeled in the drawing, in the dedication and in the title block are required to be consistent and must reflect the new lot sizes.
- The visibility easement is required to be adjusted and measured from the new property line.
- Also, the dedication of a private eight-foot use, enjoyment and maintenance easement on Lot 2R adjacent to the eastern lot line is needed.

Staff is recommending approval of the replat subject to these changes being made.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Conoboy Addition Lot 1R & 2R, Block A, Replat, subject to the following conditions:

1. Detailed engineering review will be required at time of full engineering plan submittal.
2. Please revise the Replat to indicate the 15' visibility triangle measured from the proposed property line.
3. Indicate an eight-foot private "Use, Enjoyment, and Maintenance Easement" on Lot 2R adjacent to the eastern lot line, as the residential property is proposing to use this area as their "backyard".
4. Indicate new property boundaries after the six-foot right-of-way dedication and show new dimensions and area for Lot 1R. Ensure all areas labeled in the drawing, dedication and title block are consistent.
5. The plat will not be signed or eligible for recordation until the zoning in accordance with the plat is approved.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Replat