

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-304-H, Nixon.Pence Addition Lot 1 & 2, Block A

P&Z HEARING DATE: November 23, 2020
C.C. HEARING DATE: December 8, 2020

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: 713 & 715 South Coppell Road

SIZE OF AREA: Approximately 0.44 acres of property

CURRENT ZONING: H (Historic)

REQUEST: A zoning change request from H (Historic) to PD-304-H (Planned Development–304 – Historic), to allow for two residential units.

APPLICANT:

<p>Owner: ANCH, LLC. Austin Nixon Nixon Custom Homes 5930 Royal Ln., Ste. 202 Dallas, Texas 75230 214-600-1508 austin@nixoncustomhomes.com</p> <p>Engineer: Pete Hennessey Hennessey Engineering, Inc. 1417 W. Main St., Suite 100 Carrollton, TX 75006-6912 972-245-9478 heneng2@aol.com</p>	<p>Architect: Mike Adams Firmitas Design 2735 Villa Creek Dr., Ste. 275 Dallas, Texas 75234 469-682-8915 mike@firmitasdesign.com</p>
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HISTORY: The Old Coppell 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 and Zoning 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. In October 2017, a Planned Development was approved, which allowed for a residence to be constructed on property to the south of this request. In April of this year, the lot was cleared and the existing residence on this lot was demolished. The initial intention was to build one residence, however, the proposal changed to what is currently being requested - two single family residences.

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 within 75 feet of right-of-way.

On the rear side of this property, Burnet Street is a two-lane 24-foot undivided street within 80 feet of right-of-way. It was constructed in 2012 and contains perpendicular on-street parking along both sides. A shared driveway from Burnet will provide access to the proposed garages which are located on the back side of the residences.

SURROUNDING LAND USE & ZONING:

North – Allstate Office; H (Historic)

South – Residence; PD-206R-H (Planned Development-206 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 Cottages; 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:

Site Plan

This request is to allow the construction of two, two-story residences. One is proposed to be 3,880 square-feet and one to be 4,190-square feet. The architect has designed this project in a manner which is consistent with the Main Street project and the recently constructed house to the south.

Each of the proposed residences are a similar height (28.5') to the adjacent residence to the south (28.5'). They are both proposed to front on S. Coppel Road and will have the same setback from the street as the residence and patio homes to

the south. A private drainage and utility easement is proposed along the common property line.

Parking:

Each of the residences are providing the two required enclosed parking spaces within the garages located at the rear of the site. Access to each of the garages is provided for via a curb cut from Burnet Street to a private mutual access easement shared by the two residences.

Landscaping:

Residential lots are not regulated in terms of landscape area; however, the plant materials will match those used throughout Old Town. As mentioned, the curb cut on Burnet Street will be at the mutual lot line between the two residences. The applicant is proposing to reconfigure the parking on the east side of Burnet Street and will install a large landscape island with an overstory tree at the north side of the entrance and a smaller one with shrubs on the south side. The plant materials will need to be shown on the landscape plan and this is listed as a condition of approval.

Tree Requirements:

The Tree Survey indicates that there were 94-caliper-inches of trees removed. The Landscape Architect has worked diligently to propose enough trees on site to mitigate for the tree removal. They are proposing to plant four 6-caliper-inch Cedar Elms, ten 3-caliper-inch Magnolias, two 6-caliper inch Red Oaks, two 6-caliper-inch October Glory Maples to offset any cost involved.

Elevations:

The proposed materials for each of the residences are representative of the Arts and Crafts architecture. The southern residence is proposed to be primarily grey-blue brick, with dark grey shutters/doors and will have white accents. The northern residence is proposed to be constructed with greenish-grey horizontal hardishake siding and brown stone. It will have brown and white accents. Each residence will have front and side porches with the southernmost having a second story balcony on the front.

Contingent on the minor drafting issues listed below being addressed, staff recommends approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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

1. Detailed engineering review to take place with engineering permit submittal. For engineering review, submit site plan and plans for paving, grading, utilities, and erosion control
2. Submit a copy of the proposed private easements prior to plat recordation.
3. Ensure the landscape island reconfiguration to accommodate the shared drive is indicated on the Landscape Plan as shown on the Site Plan, and the plant materials are labeled.
4. Ensure all plans have the same easements and the same driveway configuration off Burnet Street.
5. Label all colors and materials on each building elevation.

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 (2 Pages)
3. Tree Survey
4. Elevations (2 Pages)
5. Floor Plan
6. Color Boards