

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**PD-326-MF-2, The Residence of Coppell,
Lot 2, Block 1, GTE Shared Services Center**

P&Z HEARING DATE: February 19, 2026

C.C. HEARING DATE: March 10, 2026

STAFF REP.: Mary Paron-Boswell, AICP, Sr. Planner

LOCATION: Northwest Corner of Canyon Drive and North Coppell Road

SIZE OF AREA: 9.9 acres of property

CURRENT ZONING: HC (Highway Commercial)

REQUEST: A zoning change request from HC (Highway Commercial) to PD-326-MF-2 (Planned Development 316-Multi-Family-2) and future land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 225-unit, four (4) story, age restricted 55+ apartment complex on approximately 9.9 acres located on the west side of North Coppell Road and north of Canyon Drive.

APPLICANT:

Owner:

Canyon 10, LP
259 Stanton Court
Coppell, Texas 75019

Developer:

JCI Apartments, LP
1000 N Lamar Blvd, Suite 400
Austin, Texas 78703

HISTORY:

A request was made in 2024, to allow 232 units with a reduced parking ratio (1.26) and 23.4 units/ac. This request was recommended for denial by the Planning and Zoning Commission and ultimately not approved by the City Council.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION:

Canyon Drive is a 44-wide concrete two-lane street built within a 60-foot right-of-way south of this property. A sidewalk was recently installed on the southside of the road. North Coppell Road is a two-lane undivided road with 37 feet of pavement within a 50-foot right-of-way east of this property. A 5' sidewalk runs along the east side of the road.

SURROUNDING LAND USE & ZONING:

North: Vacant (Powerlines) and Patio Homes; Commercial (C) and PD-244-TH-2
South: Professional Office; Highway Commercial (HC)
East: Apartment Complex (315 Units); PD-160-MF-2

West: office buildings; PD-171R2-HC and PD-171R3-HC

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Freeway Special District.

DISCUSSION: This is a two-part request. Part one is a Detail Planned Development for a four story, 225-unit, age restricted (55+ years of age), multi-family product on approximately 9.9 acres. The second part is a change to the future land use map from Freeway Special District to Urban Residential Neighborhood, in order to allow the multi-family request.

Detail Site Plan

This proposed four-story, 225-unit apartment complex (50' in height) is to be age restricted to persons aged 55 and over. The property is triangular in shape, with the building matching this triangular shape. Dwelling units would face the perimeter of the triangle and the middle would be an open area that will be open, providing air, light and amenities on the ground floor. The proposed building has a long corridor running northeast/southwest with two additional segments extending from that corridor to the southeast. It is setback approximately 223-feet from N. Coppell Road on the east; 95-feet from Canyon Drive on the south and 79-feet from the midrise office lot on the northwest. The eastern portion of the property has a drainage channel and 100-foot Brazos Electric Transmission Line Easement that runs north/south, parallel to N. Coppell Road. The entrance will be from Canyon Drive with two driveways. There are several PD conditions being requested, one of them being the amount of parking to be provided on-site. The typical MF-2 apartment is required to provide two parking spaces per unit plus ½ space for guest parking per unit. For 225 units this would require 563 parking spaces. They are proposing to provide 341 parking spaces, which includes 30 visitor space. This translates to 1.5 spaces per unit.

Another PD condition is the allowable number of stories and density. Two stories and 22 units/acre are the maximum allowed by ordinance in the MF-2 District. This project is proposing four stories and 22.75 units/acre. They are providing covered parking for 176 spaces which is a little over half of the proposed parking which meets the MF-2 requirement.

The unit breakdown is as follows:

- 142 one-bedroom (720-1020 square feet), and
- 83 two-bedroom units (1110-1350 square feet).

Each unit will be accessed from air-conditioned interior corridors. There are two elevators proposed. According to the developer, all the units will have vinyl plank flooring, stainless steel appliances, quartz countertops, two-tone cabinets, subway tile backsplash, high speed internet and smart thermostats. They provided a photo sheet with typical unit finishes.

In terms of amenities, the developer is proposing to have the following interior amenities: a media room (1,800 sq. ft.), a fitness center (1,000 sq. ft.), a business center (750 sq. ft.), a resident lounge (700 sq. ft.), beauty salon (900 sq. ft.), a game room/activity room (1,800 sq. ft.), mail and library room (1,800 sq. ft.) and leasing area (1,800 sq. ft.). They are also planning to provide a reading nook on each floor.

Exterior amenities are proposed to include a fenced dog park, a pool, hot tub, grilling area, and community garden. Additional information is provided on the amenities exhibit.

Building Elevations and Signage

The building elevations and material board show a variety of materials and colors proposed for the building. There are two bricks colors proposed – Kingston Grey and Pecan. Additionally, there is a Shaker Beige cementitious siding and a light beige and antique pewter stucco. The window frames will be in dark bronze and dark green accent panels. The balcony area of each unit will have 8” fiber cement boards placed horizontally and with ¾” spacing in between boards. This will also require a PD condition since the ordinance requires a solid sight barring fence or wall is required to screen such balcony or patio from view. There will be a flat roof and as depicted in the color elevations and renderings, the materials will be used in different sections and articulations. The covered parking will be metal painted a warm gray to coordinate with the project’s window frame colors. The roof features a light tan finish to match the building’s exterior. No specific building signage was proposed. A 60-square-foot monument sign was shown on Canyon Drive. It is depicted on the monument sign details. The base will have matching brick and the verbiage on the sign may change. Any proposed building signage will need to conform to City requirements. A perimeter fence is to be erected around the site, six feet in height, metal fence with masonry columns spaced 50-feet apart. The materials would match the materials used for the building. The outside trash enclosure will also match the building materials. These items are also shown in an exhibit.

Traffic Study

A Traffic Impact Analysis (TIA) determination and parking memorandum from Kimley-Horn was submitted. The memo analyzed the proposed 225 dwelling units. Trip generation was calculated using the Senior Adult Housing – Multi-Family (ITE #252) land use. Based on the information, the development is anticipated to generate 713 daily trips with 43 AM peak hour trips and 56 PM peak hour trips. They also provided a calculation for senior adult housing, calculating 0.61 parking spaces per unit for a total of 138 parking spaces. The development is providing 341 spaces, which includes 30 guest parking spaces, totaling 1.5 parking spaces per unit. As part of their submittal they indicate that this type of development will produce less traffic than what an office or shopping center would generate.

Landscape Plans & Tree Mitigation

The Landscape Plans provided show that the site meets the minimum area requirements of 23%. Approximately 46.7% of the site is proposed to be landscaped which includes the area of the Brazos Electrical Easement and drainage channel. The developer is working to obtain permission from the easement holder regarding the placement of overstory trees or what type of landscaping would be allowed in the easement area. Staff is requesting a condition that would allow staff to administratively approve any landscaping changes to the easement area.

The developer is proposing to plant 108 overstory trees (27 Live Oak, 23 Cedar Elm, 32 Chinquapin Oak, 11 Bald Cypress and 15 Southern Magnolia) and 59

ornamental trees (27 Redbud and 32 Desert Willow). Staff is requiring the tree mitigation plan be updated to include the drainage area.

Land Use Amendment

The second part of this request is a land use amendment. The *2030 Master Plan* currently calls for this area to be Freeway Special District. The purpose of this designation was “to provide areas within the community for conventional high intensity regional commercial uses and office development dependent upon good transportation access to highway interchanges and frontage roads. These areas are primarily intended for medium to large scale developments serving travelers and clientele from the region and typically high volumes of ingress and egress by vehicular traffic.” Uses appropriate for Freeway Special District include “hotels, multi-story office buildings, medium-to-large scale regional commercial uses, restaurants, and other uses dependent upon high volumes of vehicular traffic.”

The developer is requesting 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. Although, the Urban Residential Neighborhood land use in the Master Plan calls for a mix of housing with the majority being owner-occupied and not all rentals, this was the best match for the proposed use. The site is directly across the street from another apartment complex and would be a good transition piece next to the office space.

RECOMMENDATION:

Staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat is required to be approved prior to engineering review and recorded prior to building permit.
3. Park fees of \$1,285 per unit shall be collected prior to plat recordation.
4. Site lighting shall meet City of Coppell requirements.
5. To restrict the age of the residents within the development to persons aged 55 and older.
6. To allow for 1.5 parking spaces per unit.
7. To allow for four stories (50’ maximum height), 225 dwelling units and a density of 22.7 units/acre.
8. To allow for the balconies to have 8” fiber cement boards placed horizontally and with ¾” spacing in between boards in lieu of it being completely screened from view.
9. Update the tree mitigation plan to include the drainage ditch area.
10. Allow staff to administratively approve any changes related to the landscaping in the Brazos easement.
11. Amend the Future Land Use Plan from Freeway Special District to Urban Residential Neighborhood.

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. Narrative
2. Site Plan
3. Landscape Plan
4. Building Elevations, Renderings, Material Board
5. Floor Plans and Amenities
6. Carport and Trash Enclosure
7. Monument Sign
8. Perimeter Fencing
9. Future Land Use Master Plan Amendment
10. TIA Memo