



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 10, 2024

Reference: Public Hearing: Consider approval of PD-313R-MF-2, a zoning change request from C (Commercial) to PD-313R-MF-2 (Planned Development 313- Revised - Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium 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: Future Oriented Approach to Residential Development

Introduction:

This is a two-part request. Part one is a Detail Site Plan for a four story, 71-unit multi-family condominium product on approximately 4.4 acres. The second part is also associated with the multi-family request, which requires a change to the future land use map from Mixed Use Community Center (or Single Family Residential) to Urban Residential Neighborhood.

Background:

Property Description:

The property and building are L-shaped. The building is off-set from S. Belt Line Road 159-ft; 25-ft from Sanders Loop to the east and 66-ft from the northern property line. The southern portion of the property has an ATMOS gas line easement that runs through it and is 100-ft at the widest point. To the north is the DART Silver Line passenger rail that is under construction. The one recommendation from the Traffic Impact Analysis for this site is the installation of a southbound left turn deceleration lane on S. Belt Line Road at the existing median opening serving this site. The main entrance will be from S. Belt Line Road.

This proposed 58-ft in height, four-story, 71-unit residential complex is proposed to have condominium units, meaning the individual units are for sale. The applicant has indicated that a Condominium Association will be developed for the property with a board that administers the requirements. The Association will address all maintenance of the building and site amenities.

Parking

The project meets the proposed MF-2 apartment requirements related to parking by providing two parking spaces/unit plus a ½ space for guest parking/unit for two-bedroom units and two and a half parking spaces/unit plus a ½ space for guest parking/unit for three-bedroom units. They are proposing to provide four EV parking areas among the 202 parking spaces provided. Because of the property constraints, parking is being provided on the northern portion of the site, with parking in the front yard being requested. They are providing covered parking for more than half of the site through a combination of podium parking and covered parking which exceeds the requirement.

Unit Breakdown

The four story 58-ft in height building requires a PD condition, since the allowable number of stories and height for MF-2 is two stories and 35-ft. The density for this project is proposed to be 16-units/acre which falls within the MF-2 allowance.

The room breakdown of the 71 units is as follows: 32 two-bedroom units (min. 1,300-sf) and 39 three-bedroom units (min. 1600-sf) which will be accessed from an air-conditioned interior corridor. There are two units proposed on the ground floor and the remaining on the 2-4th floors which will be accessible by stairs and two elevators. A PD condition is to allow 39 three-bedroom units which is more than the typical 10% listed for MF-2. They are proposing an area on the main floor as a multi-purpose room for residents to use (2,100-sf), and a walking trail on the roof. There will be a minimum 42” parapet on the roof. Staff is requesting that they provide a mail area on the floorplan.

Exterior Amenities

Proposed exterior amenities include: a dog park, a fire pit with seating area, a water feature with seating area, a butterfly garden, and two flex sport/game areas. A tubular picket fence with brick columns spaced 30-ft on center is proposed along the north and west portion of the property.

Noise Mitigation

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."

The applicant is proposing to provide sound reducing windows on the north and west sides of the building and all exterior walls will include continuous insulation on the outside of the studs, which provides both thermal and sound reducing qualities. Stud cavities will have a minimum R-19 insulation for thermal and sound reducing qualities as well. Also, the roof deck will be heavily insulated for thermal and sound absorption. Exterior walls will consist of a mixture of brick and cement plaster, both providing enhanced sound reducing qualities. The Planning and Zoning Commission recommended that *all the windows* on the building be sound reducing and not just those on the north and west side of the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.

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 to be medium density single-family urban residential with commercial services and transit services accessible within a short walking distance. This area is currently served by industrial buildings to the west, Cypress Water's 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.

Benefit to the Community:

Provides housing to the community.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission recommended approval (4-0) of the Comprehensive Land Use Plan Amendment from Mixed Use Community Center (or Single Family Residential) to Urban Residential Neighborhood and the PD Zoning request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required.
3. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
4. Building elevations be approved as presented, however building must provide for noise attenuation for all the windows on the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for parking as shown on the plans.
7. To allow for four stories and a height up to 60-ft
8. To not restrict the number of three-bedroom units.
9. Amend the Future Land Use Plan to Urban Residential Neighborhood.
10. To require HOA (Condominium Association) documents prior to filing the plat.
11. Added Condition related to Fire Lane.