

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-317R-C, Grayston Construction Offices

P&Z HEARING DATE: February 20, 2025

C.C. HEARING DATE: March 11, 2025

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

LOCATION: 192 Southwestern Blvd

SIZE OF AREA: 0.23 acres

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change request from C (Commercial) to PD-317R-C (Planned Development-317 Revised- Commercial), to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd at the request Danny Didyk, Graystone Construction being represented by Macatee Engineering, LLC.

APPLICANT:

Applicant:

Dayton Macatee
Macatee Engineering, LLC.
4144 N Central Expressway
Dallas, Texas 75243
214-373-1180

Owner:

Danny Didyk
Graystone Construction
192 Southwestern Blvd
Coppell, TX 75019
214-761-3461

HISTORY:

This property consists of Lot 2 within the North Lake Estates Subdivision, recorded in 1961. The homes to the north were constructed in the late 1960's and early 1970's. The entire subdivision was commercially zoned until 2002, when some of the homes were rezoned to SF-7 within a Planned Development (PD-198-SF-7) with conditions. This gave the residences a "conforming" status to allow for legal site improvements and the associated insurance and financing requirements. This property along with several others in the subdivision were never rezoned and remain Commercial (C). There have been several Special Use Permits (SUP's) approved for the remaining commercially zoned properties which have included a beauty salon, a construction office, landscaping business, and a Tren-Trench safety consultant. These businesses were also granted parking, landscaping and fencing exceptions. The property to the west had a Planned Development approved in 1999 for a commercial specialty contractor that did waterproofing and restoration of commercial buildings. The existing house was used as an office, and they were granted permission to add on a 1,560-sf warehouse building. They were also granted several development variances.

An office building was previously requested in 2024, at this location, with the warehouse existing building to remain. This request was ultimately withdrawn.

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

TRANSPORTATION: Howell Drive is a 24-ft unimproved local road within a 50-ft right-of-way. Plans have been approved to improve Howell Drive and Bullock Drive.

SURROUNDING LAND USE & ZONING:

North: Commercial; (C) Commercial

South: Office Warehouse; (LI) Light industrial

East: Office Building; (C) Commercial

West: Office Building; (C) Commercial (PD-174-C)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as suitable for development in accordance with the Mixed-Use Community Center (or Single Family Residential) and includes office uses.

DISCUSSION:

As mentioned in the History section above, the site was platted as part of the Northlake Estates subdivision in 1961. This is one of several original lots that face Southwestern Blvd that are zoned Commercial (C). There are another three lots located on Howell Dr. directly north of these lots along Southwestern Blvd, which are also zoned Commercial. On the east side of Howell Dr., facing Southwestern Blvd, Cavalry Construction built a professional office building and garage over two lots. They were approved for a professional office with a driveway on Southwestern Blvd which is their primary entrance as well as a driveway on Howell Dr., that has not been constructed but is shown as “future” on the approved plans.

An office building was previously requested on the subject property, with the existing warehouse building to remain. This request was ultimately denied at Planning and Zoning Commission and withdrawn prior to City Council. They have made changes to this overall request, with the main focus still being the construction of the 1,800-sf office.

As it relates to land use, the request for professional office use is the least intensive land use within the list of permissible commercial uses within the current Commercial District. The amount of parking required and total trip generation is low in comparison to what could be allowed. The building is proposed to contain offices and a conference room. According to the applicant, the majority of the time, the employees will be on a job site.

Site Plan

This site has several challenges in being able to be developed. The setbacks for this commercial lot create a very small area for any development to occur without

using the Planned Development process, which allows for variances. The Site Plan identifies the existing garage/warehouse at the northern portion of the site that is proposed to remain. This will house their refuse bins and other materials that need to be stored indoors, out of the weather. This building was recently updated and the proposed plans show adding a brick wainscot to match the brick on the proposed office space.

The applicant plans to construct a new 1,800-sf office building with four offices and a small conference room. Six new parking spaces are proposed. The other change to the site plan is the removal of the outside storage for their trailers. The trailers will be stored off-site. The access to the site is proposed to be from Howell Drive. The applicant considered alternative entrance locations, but this proposed layout provides the best layout both for parking, building layout and landscaping the site. The applicant has no plans to park any of their vehicles on Howell Drive. An eight (8) foot wooden board on board privacy fence with a trim cap is proposed to screen the site along the northern and western sides. The western side abuts another commercial property, while the northern property line abuts an alley that has not been constructed and a commercial property beside it. The applicant is requesting PD conditions that relate to the setbacks, reflecting the existing building location on site and the limited room for development. Staff is not opposed to this setback request.

Building Elevations & Signage

The building will have a brick veneer with a standing seam metal roof and canopy across the northern façade. Large glass windows will frame the northern portion of the building and a good portion of the southern elevation. The eastern and western elevations will be brick. The main entrance will be from the northern elevation, accessed from the parking area. The address and sign for the business is proposed to be located on the southern elevation with 12” pin mounted anodized aluminum letters. A variance to the 50% glazing requirement is being requested for the northern elevation where they are showing 60% glass.

Landscaping

The proposal shows a minimum 15-ft landscape strip along Howell Drive and 20-ft along the southern portion of their site. The 10-ft perimeter landscaping fluctuates in certain areas, but the amount of landscaping provided exceeds the requirement. At the northern end, landscaping is being provided adjacent to the parking area and some pavement in front of the warehouse is proposed to be replaced with landscaping. Additional landscaping is being provided along the western perimeter and in front of the building. The site is approximately 36% landscaped, not including the right-of-way in front of this property along Southwestern Blvd which will also be landscaped. This portion adds 2,033-sf of landscaping that will be maintained by the applicant. They are providing the overall required number of trees, spread throughout the site and onto the right-of-way that they will be required to maintain.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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

1. There may be additional comments during the Detail Engineering review.
2. PD Conditions:
 - a. Approve the reduced setbacks.
 - b. To allow the landscaping areas as proposed.
 - c. To allow the glazing of the building as shown.
 - d. Allow parking as shown.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Detail Site Plan
2. Landscape Plan
3. Building Elevations & Signage
4. Floor Plan
5. Applicants letter