

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Main Street Old Town Addition, Preliminary Plat, Lots 1-6 & 7X, Block A

P&Z HEARING DATE: November 17, 2022

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

LOCATION: Southwest corner of W. Bethel Road and Main Street

SIZE OF AREA: 0.946 acres of property

CURRENT ZONING: Historic (H)

REQUEST: A preliminary plat to create a total of 7 lots (one parking lot and six mixed-use lots), associated easements and fire lane configuration.

APPLICANT:

| | | |
|---------------------|--|--|
| Developer: | Surveyor: | Owner: |
| Chris Collins | B & D Surveying Inc. | Chadick Capital, L.P. |
| 560 N. Coppel Rd | Michael Boyle | 5850 Lovers Lane, Apt. 353 |
| Coppell, TX 75019 | P.O Box 293264 | Dallas, TX 75206 |
| 214-477-0320 | Lewisville, TX 75029 | 214-543-3717 |
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| | bd@bandsurveying.com | |

HISTORY: This property has never been platted. There are two structures on the site. According to the Historic Resource Survey, the “T” shaped building was built in 1948 as the Coppel Baptist Church, replacing a building erected in 1896. The other structure, an education building, is an addition to the church that was built in 1953 and housed the kitchen, nursery, and Sunday School rooms. Additional information regarding the style of the structure has been included as an attachment.

HISTORIC COMMENT: The site has Historic District zoning and is listed in the Historic Resource Survey as Priority A (church) and Priority B (education building). According to the survey Priority A is architecturally and historically significant and Priority B is historically significant. The resource survey lists the “T” shaped church as a one-story minimalist traditional structure that lacks decorative detailing but does have a front-facing gabled roof and front porch. The survey also lists the educational building as being constructed in the minimalist traditional style featuring wood construction, a front gabled roof and a simple façade.

TRANSPORTATION: West Bethel Road is a two-lane undivided road and Main Street is a two-lane divided road with angled on-street parking.

SURROUNDING LAND USE & ZONING:

North – Residence & Salon, (H)
South – Office and City parking lot (PD-250R8-H)
East - Restaurant (PD-250R8-H)
West – Office buildings (PD-275-H)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Old Coppell Historic District. The Old Coppell Master Plan identifies this area as ideal for mixed-use with a retail and service concentration for ground floors.

DISCUSSION: This is a Preliminary Plat which aims to lay out the configuration of the site and its various lots, access, utility layout and associated easements. This is a companion item to the Final Plat and Planned Development (PD) for this site. As discussed in the History section of this report, buildings currently exist on this site and are shown on the preliminary plat. If the PD is approved, the next step would be the removal of the buildings prior to allowing the final plat to be filed, because the plat cannot be filed with the existing buildings as shown. There is one exception being requested with this plat, to allow for Lot 7X to be allowed without street frontage and access shall be provided via an access easement to the City owned parking lot with access to Hammond Street and Houston Street. Lot 7X is a common area that will be used specifically for a parking lot.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of Main Street Old Town Addition, Lots 1-6 and 7X, Block A, Preliminary Plat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. Final Plat cannot be filed until buildings have been removed and zoning is approved.
3. Lot 7X shall only be used for parking.
4. An access easement is required between Lot 7X and the City of Coppell before the plat can be filed.
5. This plat must become a part of the Old Town P.O.A. before the plat can be filed.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Preliminary Plat