

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**509 W. Bethel Road**

**P&Z HEARING DATE:** March 16, 2023

**C.C. HEARING DATE:** April 11, 2023

**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:** H (Historic)

**REQUEST:** Consideration of a demolition permit for 509 W. Bethel Road, for the demolition existing structures on-site.

**APPLICANT:**

**Developer:**

Chris Collins  
560 N. Coppel Rd  
Coppell, TX 75019  
214-477-0320  
[chriscollins@kw.com](mailto:chriscollins@kw.com)

**Owner:**

Chadick Capital, L.P.  
Steve Chadick  
5850 Lovers Lane, Apt. 353  
Dallas, TX 75206  
214-543-3717  
[srchadick@verizon.net](mailto:srchadick@verizon.net)

**HISTORY:**

There are two structures on the site. According to the Historic Resource Survey, the “T” shaped building was built in 1948 as the Coppell 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. In December of 2022, a request for this site failed by a vote of (3-4) by the Coppell City Council. The request included 7 lots (three (3) mixed-use office/residential, two (2) mixed-use retail/residential, one (1) retail building and one (1) common parking lot.) A new request to develop the site has been made and would require the removal of the buildings.

**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. The buildings are not registered on the State or Federal Historic Registries.

**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:**

As stated in the History and Historical Comment section, the site has two existing buildings on it that date back to 1948 and 1953. Currently the buildings are underutilized, and in need of work. The owner would like to demolish them to make way for new development. There is a current proposal for the site to create seven lots that would contain six mixed-use buildings and one parking lot. Regardless of whether the zoning for the new development is approved, the owner would like to be able to clear the site for redevelopment, which in this case means the ability to demolish the buildings. In the Old Coppell Master Plan section that speaks to character defining buildings, there is the following statement, “While it is not recommended that future demolitions be prohibited for these buildings, their preservation is strongly encouraged.” The authors recognize that there may be opportunities to preserve or restore buildings and there may be other opportunities to preserve historic elements of the buildings. The developer Chris Collins has indicated that they would be willing to repurpose elements from the existing buildings into the new buildings.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff has no recommendation for this request.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

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. Survey