

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-278-R, Coppell Heights Addition, Lots 9C1 & 9C2, Block A

P&Z HEARING DATE: February 19, 2015

C.C. HEARING DATE: March 24, 2015

STAFF REP.: Matt Steer, Sr. Planner

LOCATION: South and east of the intersection at S. Belt Line Road and E. Belt Line Road

SIZE OF AREA: 2.6 acres of property

CURRENT ZONING: R (Retail)

REQUEST: A zoning change request to PD-278-R (Planned Development-278-Retail), to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, and access.

APPLICANT:

Owner
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Architect
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HISTORY: According to a letter issued by TNRCC (now TCEQ) in 2001, soil contamination from a leaking subsurface hydrocarbon storage tank was found at this site, corrective action was taken and the case was closed. In November 2006, Council approved a Site Plan and Replat to allow construction of two retail buildings totaling 17,000 square feet on Lot 9C. The buildings were constructed and have remained unoccupied since. In 2014, an interior finish out permit was issued for the building which fronts on South Belt Line. On February 11, 2015, a new permit was issued for minor renovations of this space by a new owner. This is anticipated to be completed in the near future and a C.O. will be issued for the new owner. The building to the northeast remains vacant and no tenant finish-out permits have been issued.

HISTORIC COMMENT: We have found nothing of historic significance attached to this property.

TRANSPORTATION: East Beltline & South Beltline Roads are both P6Ds, six-lane, divided thoroughfares built to standard within 120-foot rights-of-way.

SURROUNDING LAND USE & ZONING:

North – parking and Riverside Church of Christ; C (Commercial)
South – office and vacant; C (Commercial)
East - vacant; City of Dallas
West - vacant; LI (Light Industrial)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, lists this property as suitable for mixed use neighborhood center.

DISCUSSION:

Site Plan:

This is a fairly simple request. The existing property was developed under straight retail zoning. It contained two buildings totaling approximately 17,000 square feet on one lot. The purpose of this PD is to divide the property in two, allowing for separate ownership. The applicant is proposing two additional parking spaces to be constructed in the future if needed to fulfill the requirements at build-out. With these two spaces included, the parking requirements would be met for a full medical office use in each building (one parking space per 175 square feet building area). The parking is shared between the buildings and a cross parking agreement has been provided.

With this separation and through the property analysis, certain requirements of the *Zoning Ordinance* need exceptions. The side yard setbacks are listed as conditions of the PD. Required side setbacks are 30 feet and the property that will be addressed from on E. Belt Line Road will require a side yard setback from the mutual lot line created, as this dimension will only be 22.5 feet. The height of the allowable monument signs are technically measured to the peak of the sign; four feet being the maximum. The existing signs measure five feet in height and this is listed as another PD Condition.

Landscaping:

An exception to the perimeter requirements is needed due to the division of the property at the mutual lot line and existing conditions (7.8 feet perimeter on west side of Lot 9C2 between property line and parking lot). Currently, the total landscape area provided is 30% of the total combined area of the site. When the properties are divided, the landscaping is unequally distributed. The northern lot (Lot 9C2) has 19,690 square feet (35% landscape area) and the southern lot (Lot 9C1) has 11,746 square feet (21% landscape area). This shall be included as a PD Condition, as 30% is the minimum allowed under the Landscaping Section of the *Zoning Ordinance*. There are a total of 33 additional trees proposed to be planted to accommodate those that are dead or missing from the site. According to the Streetscape Plan of the *Subdivision Ordinance*, Cedar Elms should be the dominant street tree along both South and East Belt Line Roads and this is listed as a condition of approval. All and all, this is an existing site that needs some attention. Staff believes that the upgrade in landscaping and the potential occupancy of each facility as a medical office is a benefit to this major intersection. Staff is recommending approval of this request subject to the conditions listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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

1. Remove shared signage from draft agreement.
2. List the landscaping percentages for each lot as a PD condition.
3. Ensure Cedar Elms are the dominant street trees along both South and East Belt Line Roads.

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. Draft Private Agreement
2. Site Plan
3. Tree Survey
4. Landscape Plan
5. Elevations