



## MEMORANDUM

**To:** Planning & Zoning Commission

**From:** Matthew Steer, Senior Planner

**Date:** April 9, 2015

**Reference:** Consider approval Item #5: PD-250R20-H, Old Town Addition (Main St), PH III, to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond Street, one common area lot (access and utility easement) on 2.1 acres  
&  
Consider approval of Item #6: Old Town Addition, Lots 1-11 & 1X, Block H, Replat, being a replat of Lots 5R-9R, Block D, into 11 residential lots, a common area lot and to adjust the lot size of Lot 5R on approximately 1.7 acres of property.

**2030:** **Sense of Community, Special Place to Live**

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### Introduction:

This request is for 11 patio home units on 32 foot wide lots, with a 118 foot depth, similar to the ones found on the west side of S. Coppell Road in the first phase of the originally planned project. The side yards are requested to be one-foot on one lot and six-feet on the abutting lot. All structures are proposed to be two-story units with two-car rear-entry garages from a private alley, and have approximately 41% to 51% lot coverage. Darling Homes has contracted to build these residences with the same variety of front elevations, as were included in Phase I. The homes are proposed to front on Hammond Street with 5 of the homes fronting office/warehouse use and 6 fronting the proposed residences in the vacant land. The back side of the proposed homes will back to the side of a retail use on the south end and the remainder will back to the rear of restaurant & retail uses. Screening is shown on the east and north sections of the proposal and has been removed from the southernmost lot subsequent to the initial submittal. This home will now side to Travis Street. The plat has also been revised to include this area as part of the southernmost lot.

### Analysis:

On March 16, 2015, the Planning & Zoning Commission held this case under advisement to the April 16, 2015 Meeting.

On March 24, 2015, Staff sent the Planning Commissioners an email conveying a list of typical uses (not all inclusive) that could occupy these buildings serving both the immediate neighborhood and the community at large that might be appropriate for the 4 commercial/service buildings being requested for rezoning to residential use in Old Town. The uses include:

Artisan's workshop

Barber, beauty shop  
Business equipment service, i.e. mailing, stamps, ups type, etc.  
Consumer repair services (shoe repair, alterations, etc.)  
Dry cleaners  
Fix-it shop  
Florist  
Incidental retail/ service use  
Pet service  
Day care

Also, in the email it was mentioned that when the Planned Development Conceptual Plan was developed for this area, there was considerable conversation regarding local business that might be interested in the type of commercial/service buildings depicted. These included pest control, plumbing services, woodworking/carpentry activities, among others.

On April 7, 2015, a meeting was held between the Deputy City Manager Mike Land, Planning Director Gary Sieb, and Senior Planner Matt Steer and the applicants, Charles Cotten of CSE Development and Greg Yancey of Provident Real Estate to discuss the next steps in the zoning process.

**Legal Review:**

- Under consultation with the City Attorney, this application was re-advertised and notices sent to surrounding property owners within 200 feet. Another public hearing and presentation to the Commission is appropriate at the upcoming meeting.
- We received a letter of opposition to this request.

**Recommendation:**

Staff is continuing the recommendation of denial for the zoning change, based on:

- The proposal being in conflict with the Comprehensive Master Plan which calls for service/office space in this location,
- The proposal being in conflict with the current established Planned Development zoning of the property which calls for service uses. The subject area was to serve as a transition from the office/distribution/warehouse uses to the west and those retail/restaurant & office uses within this same Planned Development to the east.
- The property to the west across from the southern five lots is zoned Light Industrial which allows for more intense land uses by right which could create even more potential future incompatibility with the properties.
- Airplane noise is an area of annoyance and complaints for residential users throughout the city and this will be one of the closest areas where residential is allowed,
- A civic use was considered in developing plans for the Old Town area, and the original Planned Development conceptual plan for this property was drafted with the property south of Travis being the future site for a civic or nonresidential use. Based on sound land use planning, a nonresidential land use across the street from another is better suited than a residential use across from a non-residential development.

Staff is not recommending the use be changed, but if it is, staff has developed a conceptual design option that keeps with the concepts of the original overall Old Town (Main Street) plan with an understanding that certain land uses have already been constructed in the immediate area.

First, the existing alley extending east/west from Hammond to the retail north/south alley could be retained. Second, the existing plan showing retail/service use fronting Travis could also be retained. As mentioned above, this will eventually have streetscaping (sidewalks/tree wells & storefront) and will face vacant City of Coppell property that could potentially develop as a civic use in the short or long term, another retail use. Third, an office type use north of the east/west alley could serve as a transition between the proposed residential to the north and the retained service use to the south that fronts Travis. In short, by leaving this previously approved lot fronting Travis Street as retail/service, retaining the existing alley and adding an office space to the north of the alley (similar to the one under construction just north of this proposal), all of the direct residential frontage unto the warehouse to the west side of Hammond could be eliminated. The remaining residential shown could be used for home based businesses or artist cottages, for example. An exhibit depicting a conceptual sketch plan is attached.

In addition to recommending denial of the zoning request, we further recommend denial of the Replat.

**Attachments:**

1. Zoning Staff Report
2. Conceptual Sketch Plan
3. Site Plan
4. Amended Conceptual Plan
5. Landscape Plan
6. Elevations from Phase I
7. Replat Staff Report
8. Replat (2 Pages)