

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**PUBLIC HEARING TO RECEIVE INPUT ON
POTENTIAL REVISIONS TO
COPPELL 2030 - A COMPREHENSIVE MASTER PLAN AND
MIXED USE ZONING DISTRICTS (MXD-1 AND MXD-2)**

P&Z HEARING DATE: May 21, 2015

STAFF REP.: Gary Sieb, Director of Planning
Marcie Diamond, Assistant Director of Planning

PURPOSE: To receive input from the community relating to:

- Potential revisions to, or elimination of, Mixed Use Neighborhood Center and Mixed Use Community Center Future Land Use Designations, from the Coppel 2030 Comprehensive Master Plan, and
- Potential revisions to, or elimination of, ARTICLE 26 - SECTION 12.26-0., "MXD-1 and MXD-2", Mixed Use-1 and Mixed Use-2 Districts of the Code of Ordinances-Chapter 12, Zoning,

HISTORY: On March 22, 2011, the City Council followed the recommendations of the nine-member Comprehensive Master Plan Steering Committee and the Planning and Zoning Commission and adopted **Coppel 2030 - A Comprehensive Master Plan** by adding Chapter 12A to the **Code of Ordinances**. This plan included a variety of innovative concepts and strategies to provide for long term sustainability for our community. A key component of the **Comprehensive Plan** is the **Future Land Use Plan**. As stated, "The Future Land Use Plan serves as a framework for future development and redevelopment decisions in Coppel... The land use designations are for planning purposes and do not represent a change to existing zoning or development regulations...implementation...must be accompanied by code revisions. To provide a tool for the implementation for the Mixed Use Neighborhood Center and Mixed Use Community Center Future Land Use Designations, staff prepared drafts of Mixed Use Zoning District Regulations for review and codification.

On February 20, 2014, the Planning and Zoning Commission reviewed DRAFT regulations for MXD-1 and MXD-2 Districts and received input from the public.

On March 26, 2014 the Planning and Zoning Commission recommended approval of the MXD-1 and MXD-2 District Regulations.

On April 8, 2014 City Council approved Ordinance No. 91500-A-642 which codified these district regulations to be included in the Zoning Ordinance for the City of Coppell.

On April 14, 2015 City Council unanimously passed **Resolution No. 2015-0414.1** which in part read (resolution attached) :

“The Planning and Zoning Commission is hereby requested to conduct, after appropriate notice and public hearings, a recommendation on whether or not to repeal the “MXD-1” zoning district and “MXD-2” zoning district and regulations thereunder as text change amendments to the Comprehensive Zoning Ordinance and the Code of Ordinance of the City of Coppell; and, the Planning and Zoning Commission, pursuant to provisions of state law governing municipal comprehensive plan, conduct a public hearing considering a recommendation whether or not to amend the comprehensive plan revising or repealing mixed use neighborhood centers and/or community centers; and, amending the maps adopted in such ordinance plans or make other recommendations to the City Council to amend the respective ordinances”.

On April 16, 2015 the Planning and Zoning Commission authorized the calling of a public hearing for May 21, 2015 to receive input on these topics.

DISCUSSION:

As stated above, included in the April 14th resolution adopted by City Council, a public hearing was to be called to receive input from the community on this topic. To that end:

- Notices were sent to all registered HOA’s in the City of Coppell (87 notices sent) with instructions to distribute to all homeowners
- Webpage titled “Mixed Use Public Input Meeting” posted on the City of Coppell Website (www.coppelltx.gov) on May 7, 2015, with links to:
 - The Notice which contains a summary of the topics, a Future Land Use Map, and a
 - Comment Form
 - Resolution No. 2015-0414.1
 - ***Coppell 2030 - A Comprehensive Master Plan***
 - Pages 40 and 41 the Comprehensive Master Plan which describes the Mixed Use Neighborhood Center land use category.
 - Pages 42 and 43 the Comprehensive Master Plan which describes the Mixed Use Community Center land use category.
 - Ordinance No. 91500-A-642 which established MXD-1 and MXD-2 Districts on April 8, 2014
- Coppell Clips was sent out two consecutive weeks to over 5,600 e-mail addresses with essentially the same information as the Webpage.

As of 8:00 a.m. on May 15, 2015, staff had received two written replies from citizens, and one phone call from an HOA president requesting clarification.

The following is a summary of the information provided in the Notice, Website and Coppell Clips.

Future Land Use Map of *Coppell 2030-A Comprehensive Master Plan* designated five areas as **Mixed Use Neighborhood Center** and three areas as **Mixed Use Community Centers** each of which were envisioned to support some type of mixed use developments.

The purpose of the **Mixed Use Neighborhood Center** land use designation is “To provide areas for neighboring serving retail, restaurant and service uses, as well as upper story residential units above commercial uses and high density attached residential uses. Such areas are compatible with and serve daily shopping, dining and service needs of nearby lower density residential neighborhoods”.

The purpose of the **Mixed Use Community Center** is to “Provide high intensity mixed use developments consisting of both neighborhood and community serving commercial, retail and office uses and medium to high density urban residential dwellings. Such areas are typically located within close proximity to major transportation corridors and transit stops. These areas provide opportunities for regional destinations offering unique retail, restaurant and cultural destination with a more urban lifestyle than available in other areas of the community”

The areas on the Future Land Use map designated as Mixed Use Neighborhood Centers and Mixed Use Community Centers vary in size, location and proximity to existing residential neighborhoods, freeways and future transit lines, therefore two zoning districts were established by Ordinance, in April 2014. The MXD-1 and MXD-2 Ordinance include regulations on: Permitted uses; Maximum Heights/setbacks; Streetscape Design; Open space/common areas; On-and Off-Street Parking and Architectural Design Standards. Ordinance No. 91500-A-642 is attached for reference, in sum:

- “MXD-1” District: regulations were designed to be compatible with established neighborhoods allowing small scale retail, restaurant and office uses with residential units at 8-16 dwelling units per acre, building heights the same as the adjacent homes, and with a maximum height of 45 feet beyond the first 200 feet from existing homes.
- “MXD-2” District: regulations were designed to be adjacent to commercial corridors with a minimum site area of three acres and allows higher density and intensity of mixed use development; with density greater than 16 dwelling units per acre, and a maximum building height of 75 feet.

RECOMMENDATION: The Planning Staff recommends the Planning and Zoning Commission hold a public hearing and review citizen input to assist in the formulation of a recommendation to:

1. amend the Comprehensive Plan to revise or repeal the Mixed Use Neighborhood Centers and/or Mixed Use Community Centers; and, amend the maps adopted in such ordinance, and
2. repeal or amend the “MXD-1” and “MXD-2” zoning districts.

ATTACHMENTS:

1. Notice sent to all registered HOA’s in the City of Coppell (87 notices sent)
2. Webpage titled “Mixed Use Public Input Meeting” posted on May 7, 2015, with links to
 - a. Comment Form
 - b. Resolution No. 2015-0414.1
 - c. Pages 40 and 41 of Coppell 2030 - A Comprehensive Master Plan which describes the Mixed Use Neighborhood Center land use category.
 - d. Pages 42 and 43 of Coppell 2030 - A Comprehensive Master Plan which describes the Mixed Use Community Center land use category.
 - e. Ordinance No. 91500-A-642 which established MXD-1 and MXD-2 Districts on April 8, 2014
3. Coppell Clips were sent (5/7 and 5/14) to 5,600 e-mail addresses with essentially the same information as the Webpage
4. Comment forms/e-mails received as of May 15th @ 8:00 a.m.