

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

On April 14, 2015, City Council unanimously passed a resolution instructing the Planning & Zoning Commission to consider:

- an amendment to *Coppell 2030-A Comprehensive Master Plan* to revise and/or eliminate **Mixed Use Neighborhood Center** and **Mixed Use Community Center** Future Land Use Designations,
- and the possible repeal of the “MXD-1” and “MXD-2” **Zoning District** regulations as text change amendments to the *Comprehensive Zoning Ordinance*.

A brief summary of the **Mixed Use Neighborhood Center** and **Mixed Use Community Center** Land Use Designations from *Coppell 2030-A Comprehensive Master Plan* and the “MXD-1 and “MXD-2” **Zoning District** Regulations from the *Zoning Ordinance* are on the reverse side of this notice. These documents are available, in their entirety, for viewing and downloading at:

<http://coppelltx.gov/mixed-use-public-input.html>

A public hearing will be held on **May 21, 2015, at 6:30 p.m.** in the Coppell Town Center, City Council Chambers located at 255 Parkway Blvd. to receive input on the Mixed Use Zoning (MXD-1 and MXD-2) District regulations and potential revisions to *Coppell 2030-A Comprehensive Master Plan*. All interested citizens of the City of Coppell and other parties of interest are invited to attend this public hearing and participate in the same. Any citizen of the City or other party of interest may also express an opinion concerning this request by letter addressed to the City of Coppell Planning Department, 265 Parkway Boulevard, Coppell, TX 75019, in person or by calling the Planning Department at 972-304-3678, FAX: 972-304-3570 or e-mail planning@coppelltx.gov.

You have received this notice because you are listed as a representative of a registered Homeowners Association in the City of Coppell. Please pass this information on to members of your neighborhood.

STATEMENT FOR ADA COMPLIANCE

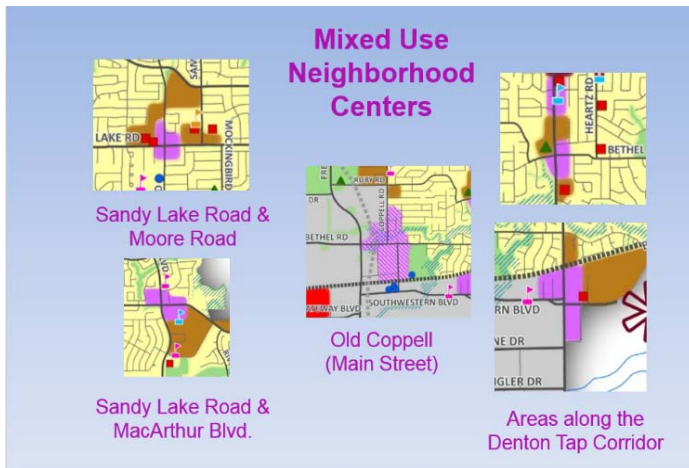
The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Vivyon V. Bowman, ADA Coordinator or other designated official at 972.462.0022 or (TDD 1.800.RELAY, TX, 1.800.735.2989).

REPLY FOR THE PLANNING & ZONING COMMISSION

May 21, 2015

EXCERPTS FROM THE COPPELL 2030-A COMPREHENSIVE MASTER PLAN

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



The purpose of the **Mixed Use Neighborhood Center (5)** is to provide areas for:

- neighboring serving retail,
- restaurant and service uses,
- upper story residential units above commercial,
- high density attached residential uses (typically greater than 8 dwelling units per acre).

This is most appropriate to serve the needs of existing single family residential neighborhoods.

The purpose of the **Mixed Use Community Center (3)** is to provide for:



- high intensity mixed use developments,
- unique retail, restaurant, and
- medium to high density urban residential dwellings. (typically greater than 8 dwelling units per acre).

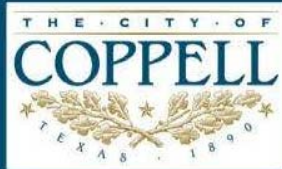
These areas are located at intersections and freeways and provide urban lifestyle not available in other areas of the community.

EXCERPTS FROM THE ZONING ORDINANCE

MXD-1 and MXD- 2 are two new zoning district sections that were adopted as part of the *Zoning Ordinance* in April, 2014, to provide use regulations and design standards to implement the various areas designated on the Future Land Plan of *Coppell 2030-A Comprehensive Master Plan*. These districts include regulations on: Permitted uses; Maximum Heights/setbacks; Streetscape Design; Open space/common areas; On and Off-Street Parking and Architectural Design Standards. The district regulations are available for viewing and downloading at: <http://coppelltx.gov/mixed-use-public-input.html>

- **“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.

Coppell 2030

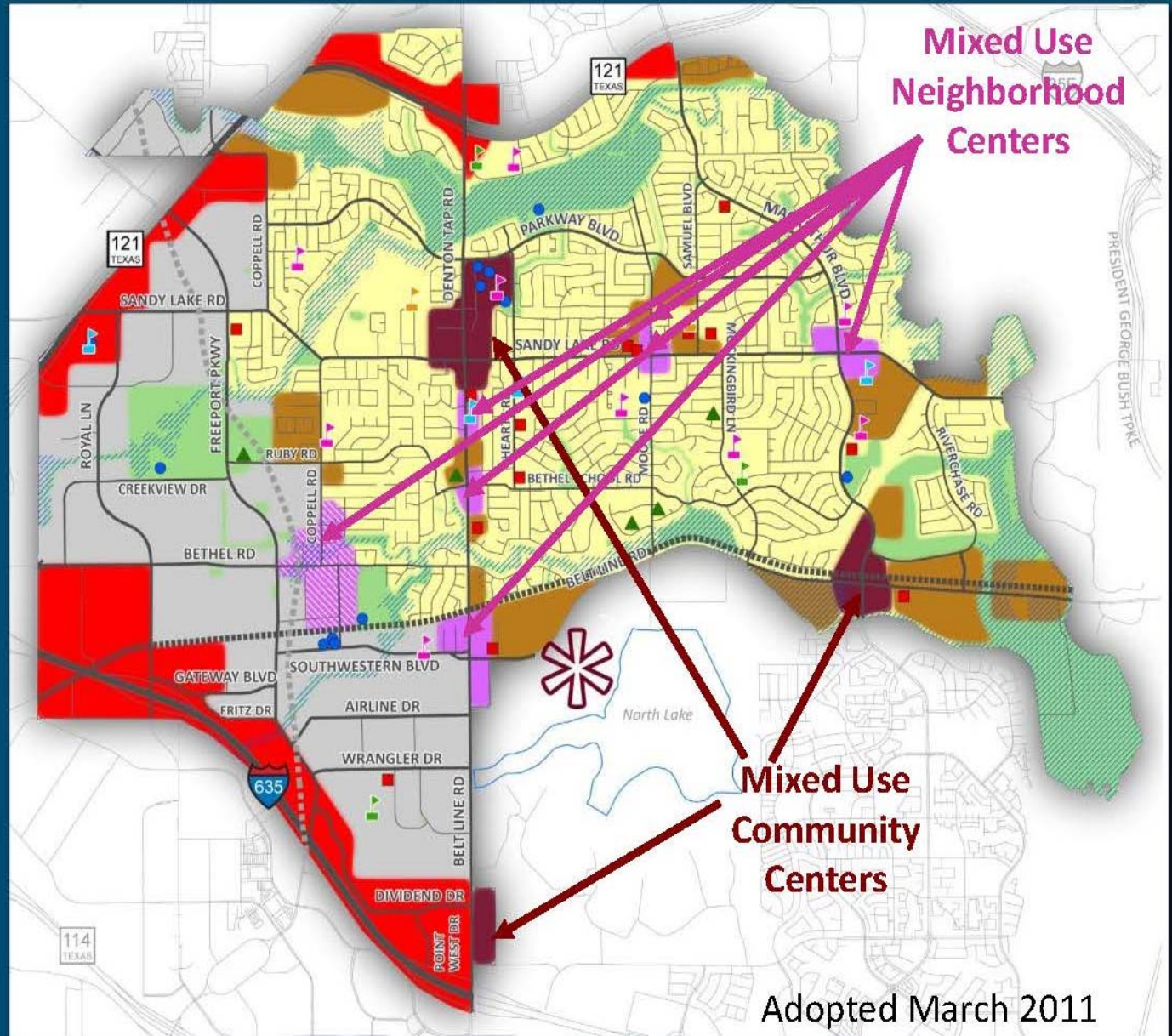


Future Land Use Plan

Legend

- Parks and Open Space
- Residential Neighborhood
- Urban Residential Neighborhood
- Mixed Use Neighborhood Center
- Old Coppell Historic District
- Mixed Use Community Center
- Freeway Special District
- Industrial Special District
- Transit Oriented Development
- DART Rail Corridor
- High School
- Middle School
- Elementary School
- Other School Facility
- Floodplain
The 100 year floodplain data is preliminary and subject to approval by FEMA.
- City Facility
- Religious Facility
- Cemetery
- DFW DN165 Contour

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Adopted March 2011