

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: PD-283-C, North Lake Estates, Lot 19R, (Retail/Residence)**

**P&Z HEARING DATE:** May 19, 2016 (**Continued to the June 16, 2016 Public Hearing**)  
**C.C. HEARING DATE:** June 14, 2016 (**July 12, 2016**)

**STAFF REP.:** Gary L. Sieb, Director of Planning

**LOCATION:** NWC of Bullock Drive and Southwestern Boulevard

**SIZE OF AREA:** 0.51 acres of property

**CURRENT ZONING:** C (Commercial)

**REQUEST:** A zoning change request to PD-283-C (Planned Development-283-Commercial), to allow the development of an approximate 8,000-square-foot, two-story building with the first floor retail and second floor a residence.

<b>APPLICANT:</b>	<b>OWNER</b> Thuychi Thi Nguyen 1012 Chisholm Trail Murphy, TX. (972) 827-8855 Email: <a href="mailto:3connhi@gmail.com">3connhi@gmail.com</a>	<b>ENGINEER</b> David H. Recht 320 Decker Drive Irving, TX. 75062 (972) 717-0100 email: <a href="mailto:dhrecht@dhr-eng.com">dhrecht@dhr-eng.com</a>
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**HISTORY:** There has been no recent development history on the subject parcel, it has been vacant for a number of years. The land immediately to the west was developed with a one-story, 4,700 square foot office/construction building, with completion occurring the early part of last year. A petition by property owners on land north of this parcel was requested to be rezoned for residential uses, and in 2002 their request was granted by Council in the form of a Planned Development for residential uses, giving those owners a conforming land use status allowing legal site improvements, and several of the residences have applied construction upgrades from paved driveways to structural additions. **This case was continued by the Planning Commission on May 19 due to several inconsistencies in the application submittal.**

**HISTORIC COMMENT:** There is no historic significance attached to this property.

**TRANSPORTATION:** Bullock Drive is an unimproved 50- foot wide right-of-way street that has been asphalt paved to 22-24 feet in width. There is no curb, gutter, or sidewalk on Bullock.

Southwestern Boulevard is an improved, undivided two-lane, concrete roadway constructed in a 90-foot right-of-way, with adjacent sidewalk. Farmers Branch Coppell Road is a “paper” platted street having never been constructed across this property and is proposed to be abandoned and incorporated as part of this site.

#### **SURROUNDING LAND USE & ZONING:**

**North:** single-family detached residences; PD-198-SF-7

**South:** vacant; LI, Light Industrial

**East:** vacant, mixed use proposal; PD-270 RBN

**West:** newly constructed office/commercial building; “C”, Commercial

#### **COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Mixed Use Neighborhood Center.

#### **DISCUSSION:**

This is a request to build a two-story retail/residence on a platted lot at the northwest corner of Southwestern Boulevard and Bullock Drive. As described by the applicant, this proposal would utilize the first floor of the building for some sort of retail use (one option is for a nail salon), and the second floor would be living quarters. The thought is to emulate the same function that was approved several months ago for the Roots Coffee House—live above, conduct business below. What makes this request different is that any retail use would be allowed based on our Retail zoning classification, provided all other elements of the ordinance were followed such as parking, setbacks, signage, etc. A second difference is the retail use would not necessarily be conducted by the resident of the upstairs living quarters. A third difference, this is not a work/live request as work/live is limited to 3000 square feet of building—this request approaches 5500 feet.

Technically, there are a number of corrections to be made to the application documents. Building square footage should be 5,599, not 5,459; sidewalk width should be 5 feet, not 6; trash can needs to be screened from residential zoning to the north; the outside stairwell should be screened from the residential neighborhood; dimensions need to be added from the projected front yard setback to Southwestern right-of-way; a 10 foot minimum setback from the west property line to the building face needs to be shown, not 7 feet; Sheet C-2.0 Site Plan needs alteration to enlarge the scale of the requested zoning site and reduce the amount shown of “The Avenue” site to the east; a color board with samples of the building materials also needs to be provide by the applicant, not a picture of the proposed materials. In addition, landscape calculations on Sheet L1-1 are incorrect or incomplete. Staff calculations show Perimeter L.S. to be 7,525 feet; Non-Vehicular L.S.to be 2,806; and Interior L.S. to be 870 square feet. The proposed totals of each of these calculations are in error showing over 24,000 square feet of landscaping on the Plan when the total site is only 22,348 square feet, and corrections are needed.

Generally, this use could be supported by staff as it complies with the concept of mixed use neighborhood center. Because mixed use is no longer a part of the zoning ordinance, retail/residential is a closely related use and is appropriate here. This proposal has a residential component that is in line with the single family

development just north of the site and the retail component is a good buffer use adjacent to Southwestern Boulevard.

All-in-all, staff can support this proposal provided a number of conditions are complied with as stated above.

**As stated in the HISTORY section of our analysis, this case was continued to the June hearing as there were several inconsistencies in the application exhibits including no garage for the residence, concerns about screening stairwells/trash containers, landscape calculations, building materials, and others. The applicant has endeavored to modify the request, but the revised submittal has raised several questions.**

**Specifically:**

**Site Plan (Sheet C-20) Screening of trash cans and stairwells shall be of same building material as main structure.**

**Landscape Plan (Sheet L-1-1) Landscape Calculations still wrong—Perimeter L.S.=7525 required; Non-Vehicular L.S.= 2806 required; Interior L.S.= 870 required (these are our preliminary figures)**

**Elevations (Sheets A-2.0, 2.1) Perhaps our greatest concern relates to the change in building materials for this structure. The garage space is now shown, but brick building facades have been replaced with a concrete masonry unit. CMU was never shown in the initial application and is not allowed to exceed 20% of any building. In addition, the materials board presented to Commission in May showed building materials to be brick and limestone. If the applicant goes back to the original materials board, staff could support the revised plans subject to the conditions (stated in BOLD below) which also reflects on the overall revised plans review completed by staff.**

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

Staff is recommending APPROVAL of this request with a number of conditions as listed below.

1. Make corrections to all exhibits including:
  - a. ~~Correct building square footage~~
  - b. ~~Change sidewalk width to 6 feet~~
  - c. Provide trash can screen toward residential neighborhood; trash pick-up will at Bullock Drive (**trash screen materials to be same as main structure**)
  - d. Screen outside stairwell (**building materials to match brick structure**)
  - e. ~~Dimension front yard setback from Southwestern Blvd.~~
  - f. ~~Provide minimum 10-foot west side setback~~
  - g. ~~Alter Sheet C-2.0 Site Plan to emphasize this proposal~~
  - h. **Correct all landscape calculations**
2. Provide color board with material samples (**done, but need clarification**)
3. **There will be additional comments during detailed engineering review.**
4. **Ensure building is constructed of materials represented at the May 16 Commission meeting and as submitted on the materials board.**

**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. Site Plan (Sheet C-2.0)
2. Landscape Plan (Sheet L-1-1)
3. Elevations (Sheets A-2.0, A-2.1)
4. First Floor Plan (Sheet A-1.0)
5. Second Floor Plan (Sheet A-1.1)