



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: July 12, 2016

Reference: Approval of an ordinance revising Chapter 12A, Comprehensive Land Use Plan, providing for the adoption of an amendment to *Coppell 2030-A Comprehensive Master Plan* and the land use map thereof; by adding a new land use category, redefining the mixed use land use categories and revising the Future Land Use Map.

2030: Business Prosperity, Sense of Community, Special Place to Live

Introduction:

Per the resolution adopted by City Council on April 14, 2015 the MXD-1 and 2 Zoning Districts were deleted from the Zoning Ordinance in July of 2015. The next step in this process, per the resolution was to analyze the eight areas on the Future Land Use Plan of the Comprehensive Plan which were designated as future mixed use areas to determine if these designations were appropriate.

Analysis:

On June 14, 2016 the City Council approved the following:

- The establishment of a new land use category, Neighborhood Center Retail to replace the Mixed Use Neighborhood Center, which eliminates the residential component and retains the retail, service and restaurant uses. This new land use category was approved for:
 - Sandy Lake and Moore
 - Denton Tap and Braewood
 - Denton Tap and Bethel School, and
 - Sandy Lake and MacArthur, and Neighborhood Residential at the northeast corner of the study area – to recognize the Townhomes under construction (Kimbel Court)
- A Freeway Special District on Study Area 8 – Belt Line, north of I-635
- Mixed Use Community Center – to allow a mixture of retail, commercial and office uses with **no residential uses** on Study Area 6 – Town Center.
- Revision to the Mixed Use Community Center definition to allow a mixture of retail, commercial and office uses **OR** residential uses, limited to single family homes, with densities no greater than 10 dwelling units per acre on
 - Study Area 7 – MacArthur and Belt Line, and
 - Study Area 2 – Belt Line and Southwestern, and Neighborhood Residential on the residentially zoned and developed portions of Bullock and Howell Streets.

Coppell 2030- A Comprehensive Master Plan has been amended to reflect these revisions, with revised pages attached to the ordinance.

On May 19, 2016, the Planning and Zoning Commission recommended approval of the following:

- The revised purpose statement for the **Mixed Use Community Center** to read:
 - *“To provide areas for ~~high-intensity~~ mixed-use development consisting of both neighborhood and community serving commercial, retail, and office uses, and medium ~~and high~~-density urban residential dwellings (~~typically~~ **no greater than 8 10 dwelling units per acre**). Such areas are typically located in close proximity to major transportation corridors and transit stops. These areas provide opportunities for regional destinations offering unique retail, restaurant and culture designation with more urban lifestyle than available in other areas of the community”.*
- The establishment of a new land use category, **Neighborhood Center Retail** to replace the **Mixed Use Neighborhood Center**, which eliminates the residential component and retains the retail, service and restaurant uses, and
- The following revisions to the Future Land Use Map

Study Area	Location	Existing Land Use Designation	Proposed Land Uses Designation
1	Sandy Lake & Moore	Mixed Use Neighborhood	Neighborhood Center Retail
2	Belt Line & Southwestern	Mixed Use Neighborhood	Mixed Use Community Center and Neighborhood Residential
3	Sandy Lake & MacArthur	Mixed Use Neighborhood	Neighborhood Center Retail and Neighborhood Residential
4	Denton Tap & Braewood	Mixed Use Neighborhood	Neighborhood Center Retail
5	Denton Tap & Bethel School	Mixed Use Neighborhood	Neighborhood Center Retail
6	Town Center Area	Mixed Use Community Center	Mixed Use Community Center
7	MacArthur & Belt Line	Mixed Use Community Center	Mixed Use Community Center
8	S. Belt Line & I-635	Mixed Use Community Center	Freeway Special District

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance