



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** November 8, 2016

**Reference:** Consider approval of Case No. PD 197R3 H, Old Coppell Townhomes, Lot 1, Block A & Lot 1, Block B, a zoning change request from PD 197R H (Planned Development 197 Revision Historic) to PD 197R3 H (Planned Development 197 Revision 3 Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) live/work units on 0.272 acres and three (3) live/work units on 0.255 acres of property located at the northeast and southeast corners of S. Coppell Road and McNear Drive.

**2030: Business Prosperity**

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**Introduction:**

This a request for six work/live condo units on two lots. The concern with this proposal is the application of work/live use as discussed and defined in the building code. In July of 2003, a Conceptual Planned Development (PD-197-H) was granted on the parcel reflecting 19 townhomes, 2 free standing residential lots, private open space, and two commercial lots facing Coppell Road on 3.8 acres. This request is for the two lots currently zoned for commercial uses and shown on the plan as commercial, office or retail use in nature. The uses proposed here, primarily residential structures, have never been contemplated for this property.

**Analysis:**

On October 20, 2016, the Planning & Zoning Commission unanimously recommended DENIAL of Case No. PD-197R3-H.

A  $\frac{3}{4}$  vote of City Council will be required to overrule this recommendation of denial.

**Legal Review:**

This did not require city attorney review.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends Denial.

**Attachments:**

1. Staff Report
2. Site Plan

3. Live/Work Lofts Floor Plans (Sheet A-1)
4. Live/Work Lofts Floor Plans (Sheet A-2) **This exhibit was eliminated from the resubmittal packet**
5. Live/Work Lofts Elevations (Sheet A-3)
6. Tree Preservation/Mitigation (Sheet L-1)
7. Landscape Plan (Sheet L-2)