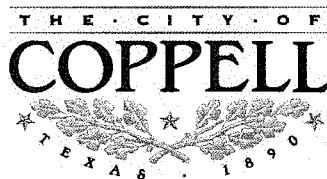


NEIGHBORHOOD IN OPPOSITION



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: February 11, 2014

Reference: Case No. PD-270-RBN, The Avenue at Denton Tap, a zoning change request from Commercial to a Planned Development to allow 29 multifamily units and 8,575 square feet of office/retail uses on 1.77 acres of property located at the northwest corner of Southwestern Boulevard and South Denton Tap Road.

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

Introduction:

This proposal is for 29 multifamily units (16 second floor & 13 third floor) with 8,575 square feet of office/retail on the 1st floor. Community rooms are proposed to be located on both the second and third floor within the main structure. Over one-third of the parking (41 of the 119 spaces) are contained within the structure. The height is proposed to be two-story on the northwest corner adjacent to the residential corner and three-story on the remainder of the building. Blade signs are being proposed which fit in well with the more urban architecture. Also noted on the Site Plan is a Future Community Center. It is recommended that the design of this future building be eligible for administrative approval. Staff supports this request because it adequately addresses a necessary transition between the existing conditions (single family residential to the northwest) and desired mixed use product called for in the *Comprehensive Master Plan*.

Analysis:

On January 16, 2014 the Planning and Zoning Commission unanimously recommended approval of this PD for 29 multifamily units and 8,575 square feet of office/retail uses. The following conditions remain outstanding:

1. Additional comments will be generated during detailed Engineering Plan Review.
2. Minor Plat approval is required prior to obtaining a building permit.
3. Park fees of \$1,285 per unit shall be paid prior to building permit.
4. Draft property owners association documents are required to be submitted for attorney review and filed at the time of plat recordation if units are sold individually.
5. Submit Future community Center plans to the Director of Planning for administrative review, prior to permitting or construction.

Legal Review:

This item does not require City Attorney review.

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO. PD-270-RBN, The Avenue at Denton Tap

C.C. HEARING DATE: **March 21, 2018**

STAFF REP.: City Planner

LOCATION: NWC of Southwestern Boulevard and S. Denton Tap Road

SIZE OF AREA: 1.77 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change to PD-270-RBN (Planned Development-270-Residential Urban Neighborhood), to allow 29 multifamily units and 8,575 square feet of office/retail uses.

APPLICANT:

Applicant:

Mr. I. Buyland
800 First Street
Irving, Texas 75039

Architect:

Amazing Architects, LLC
120 Main Street
Coppell, Texas 75019

HISTORY: There has not been any recent development activity on this vacant property.

HISTORIC COMMENT: This property has no known historic significance.

TRANSPORTATION: Denton Tap Road is a P6D, six-lane divided thoroughfare built to standard within a 120-foot right-of-way.

Bullock Street is a 24-foot unimproved local road within a 50-foot right-of-way.

The applicant has agreed to improve the asphalt surface to concrete from the former Southwestern right-of-way to the proposed drive approach.

SURROUNDING LAND USE & ZONING:

North – residential and Retail Shopping Center; PD-198-SF-7 C (Commercial)

South – former Southwestern right-of-way, Dairy Queen Restaurant, Vacant Land;
C (Commercial)

East – Office (The Mercantile); C (Commercial)

West – Vacant and Residential; C (Commercial) and PD-198-SF-7

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, designates this area as Mixed-Use Neighborhood Center. The purpose of which is “To provide areas for neighborhood serving retail, restaurant and service uses, as well as upper story residential uses above commercial uses...” This land use category has been designated as appropriate at various locations in the City of Coppell including: the northeast, northwest and southeast corners of Sandy Lake and MacArthur; Bethel School Road and Denton Tap Road; Belt Line and Southwestern; and in Old Coppell; therefore, the appropriate uses, densities and heights will vary depending on the specific location and abutting land uses.

DISCUSSION: This request is for a Planned Development (PD) District, based on the Mixed-Use Neighborhood Center land use designation of the *2030 Comprehensive Plan*. The RBN district is a newly created district designed to assist in the implementation of the *Comprehensive Plan* and was used to formulate this proposed PD. This proposed development is compliant with many aspects of this district, but warrants deviations to the requirements in some areas.

Land Uses:

This proposal is for 29 multifamily (apartment) units (16 second floor & 13 third floor) with 8,575 square feet of office/retail on the 1st floor. Community rooms are proposed to be located on both the second and third floor within the main structure. Also noted on the Site Plan is a future free-standing Community Center. Detail will need to be provided regarding the community center use before staff can recommend approval of this component (i.e. height, elevations, purpose, ownership, maintenance responsibilities, etc...).

This overall concept is supported and encouraged both by the RBN District of the *Zoning Ordinance* and the Mixed-Use Neighborhood Center Land Use Designation of the *Comprehensive Master Plan*.

Setbacks:

This building is proposed to be setback 63 feet from Denton Tap Road and 69 feet from Bullock Street. It is recommended that the 69-foot setback be supported to keep a buffer and transition from the residential neighborhood into the proposed higher intensity mixed use development.

A 36-foot setback is proposed along the northwest property line, which is adjacent to a 25-foot right-of-way providing a greater separation from the residential neighborhood. The main building is 63 feet from the Denton Tap Road right-of-way where the RBN District calls for a building to be no more than 15 feet from the lot line. Staff can support this deviation, as both a drive and parking are warranted for the office/retail use.

Parking:

This proposal exceeds the 116 parking space requirement by providing 119 spaces. Both the *Comprehensive Plan* and the RBN District encourages structured (garage) parking. In this development 41 of the 119 spaces are contained within the structure. It is recommended that this parking area on the first floor be better screened with a three-foot masonry wall incorporated into each façade and this has

been listed as a condition of approval. Beyond the structured parking are 41 spaces in a parking lot. This area is proposed to be screened with a 12 foot wide landscaped area east of Bullock Street. The proposed off-street parking and drive (similar to a slip street recognized in the Comprehensive Plan). The proposed parking located on the Denton Tap Road side is angled with a one-way drive to provide an opportunity for streetscaping without actually having dangerous on-street parking on Denton Tap.

Height:

The *Zoning Ordinance* measures height as “The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher... to the mean height level between eaves and ridge for hip and gable roofs”. This proposal is three stories in height. In the RBN District, the height would be limited to 24 feet based on the proximity of the single story residential property. The height is proposed to be two-story (27.6 feet) on the northwest corner adjacent to the residential corner and three-story (35.5 feet) on the remainder of the building. Staff can support the request, as additional height is warranted in this development due to it being adjacent to Denton Tap and special attention has been given to the portion of the structure which is closest to the single family neighborhood.

Architecture:

Overall, the architecture meets the requirements of the RBN District. Staff is requesting that a three-foot masonry wall be incorporated into the design of the building to better enclose and screen the parking area. Also, as was depicted on the east elevation, it is recommended that the gable elements of the structure be extended to the ground. It should include the existing Dairy Queen to give a better perspective in terms of scale.

Signage:

Two types of signage are shown- standard attached signage with what appear to be pin mounted letters and blade signs. Blade signs are more appropriate for this type of development and fit in well with the more urban architecture being proposed. Staff recommends deleting the pin mounted signage and proposing all blade signs. If the name of the development is desired, then a projecting blade sign from the northeast corner would be appropriate and staff would recommend that this be allowed to be approved administratively.

Landscaping:

The landscape areas within a RBN District are different than the typical business zoning districts where under the RBN, a minimum 15% open space/common area is required. The proposal indicates that 17% has been provided. The streetscaping of the retail/office area is adequate where street trees are being provided. However, additional landscape islands are being recommended in the parking lot where there is no structure over the parking. Not more than 15 parking spaces are typically permitted without an island and one island is required at the end of each parking row; therefore, three islands are recommended. Also, the applicant has agreed to add an evergreen area of landscaping (containing Nellie R. Stevens and Eastern Red Cedars) to the 25 foot right-of-way strip located northwest of the property to better buffer/screen this proposal from the existing residential neighborhood.

Staff can support this request and believes this proposal adequately addresses a necessary transition between the existing conditions (single family residential to the northwest) and desired mixed use product called for in the Comprehensive Master Plan. There are a several outstanding conditions that staff is basing the recommendation upon and these are listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL subject to the following conditions being met:

1. Additional Comments will be generated during detailed Engineering Plan Review.
2. Minor Plat approval is required prior to obtaining a building permit.
3. Park fees of \$1,285 per unit shall be paid prior to building permit.
4. Draft property owners association documents are required to be submitted for attorney review and filed at the time of plat recordation if units are sold individually.
5. Submit Future Community Center plans to the Director of Planning for administrative review, prior to permitting or construction.

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. Rendering
2. Site Plan
3. Floor Plan
4. Elevations
5. Landscape Plan (2 pages)





Site Plan

ELIZABETH KAYE DAVIS HUNNICUT F/K/A ELIZABETH KAYE DAVIS
BEING A 1.266 ACRE REMAINDER OUT OF A 3.149 ACRE TRACT
DESCRIBED IN VOL. 2004193, PAGE 7776, EXHIBIT A O.P.R.D.C.T, AND
LOT 35, NORTH LAKE ESTATES, VOL. 45, PG. 65, M.R.D.C.T, AND
4952.48 SF FT ALLEY ABANDONMENT DESCRIBED IN VOL. 3004183,
PG. TYPE, EXHIBIT C, C.P.R.D.C.T

OWNER/APPLICANT: Dr. PRABHAV TELLA
825 W. ROYAL LANE, SUITE 230
IRVING, TEXAS 75039
TEL: 855-349-6885
FAX: 888-238-9155

ARCHITECT: GPF ARCHITECTS LLC
440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: 972-824-7966
FAX: 972-462-1368

Bldg Square Footages*

LEVEL 1	
OFFICE/RETAIL	8,575 SF
ELEVATOR LOBBY/CORE:	375 SF
N / S STAIRS:	322 SF
TOTAL LEVEL 1	9,272 SF
LEVEL 2	25,800 SF
LEVEL 3	21,800 SF

TOTAL BUILDING AREA 56,872 SF

Residential Units By Floor

LEVEL 2: (1,250 SF AVG)	16 UNITS
LEVEL 3: (1,250 SF AVG)	13 UNITS
TOTAL UNITS:	29 UNITS

* subject to minor changes during design phase

PD Condition

1. BUILDING IS GREATER THAN 15 FEET FROM DENTON TAP ROAD.
2. DRIVEWAY RUNS PARALLEL TO DENTON TAP.
3. PARKING EXITS ALONG DRIVE.
4. 12-18A-2, HEIGHT OF BLDG IS 36'.
5. 12-18A-2.b: ROOF HEIGHT OF MOST NORTHWEST CORNER IS 26'-4" ABOVE FINISH FLOOR.
6. 12-18A-3-a.2: WEST PARKING IS BEYOND FACE OF BLDG DUE TO LARGE SETBACK OF BLDG.
7. FUTURE COMMUNITY CENTER PLANS WILL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR ADMINISTRATIVE REVIEW PRIOR TO PERMITTING FOR CONSTRUCTION.

Parking Summary

RETAIL 8,575 SF / 200 SF PER SPACE= 43 SPACES

CONDOMINIUM
2 BEDROOM: 29 UNITS X 2.5 SPACES = 73 SPACES

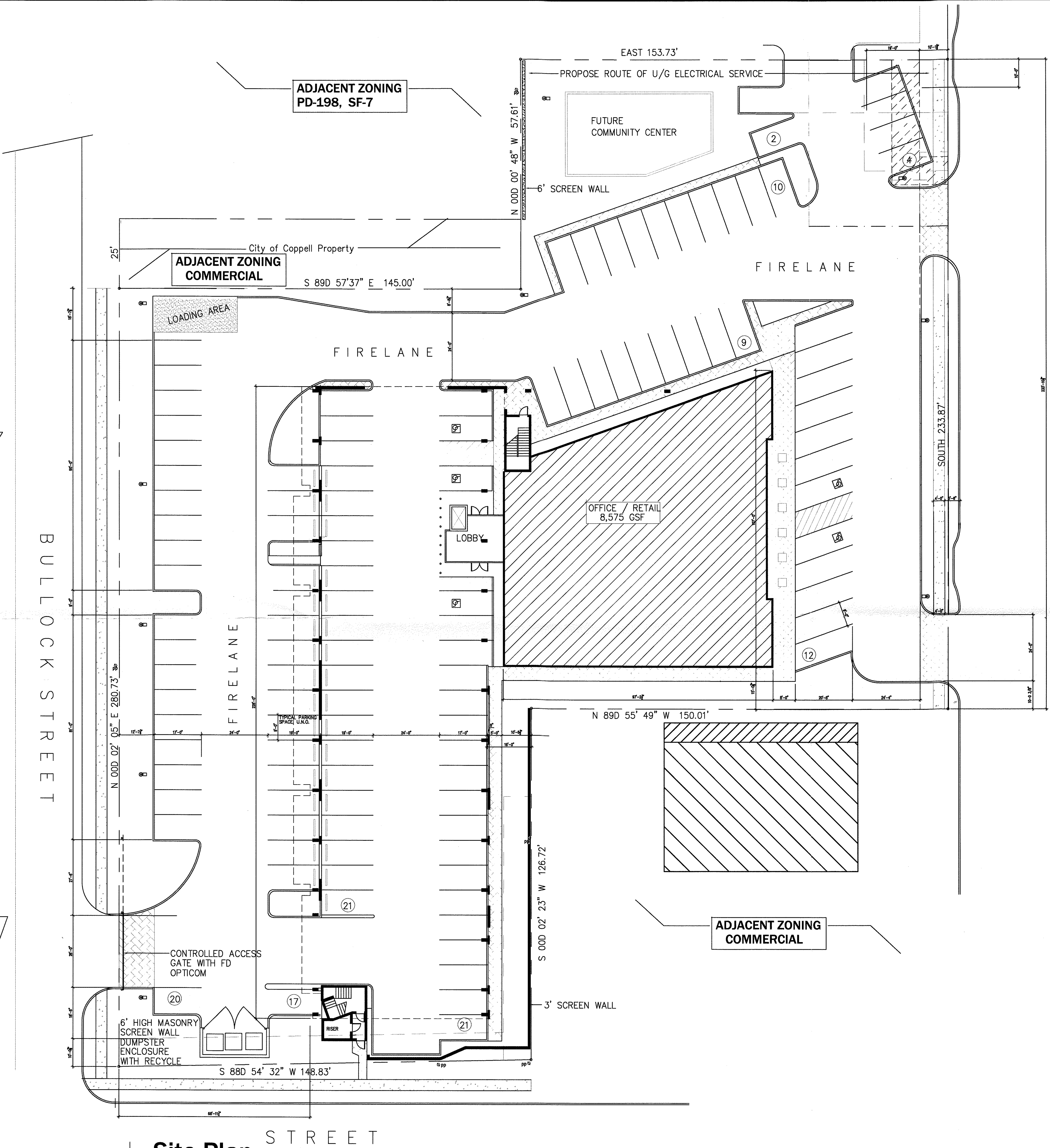
TOTAL PARKING REQUIRED 116 SPACES
TOTAL PARKING PROVIDED 116 SPACES

Site Data

EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
SQUARE FOOTAGES:
OFFICE / RETAIL: 8,575 GSF
CONDOMINIUMS: (29) 2-BEDROOM UNITS

SITE AREA: 76,952 SF (1.77 ACRE)
BUILDING AREA: 56,872 SF

BUILDING HEIGHT: 36 FEET
PROPOSED LOT COVERAGE: 0.335
FLOOR AREA RATIO: 0.74
LANDSCAPE / OPEN AREA = 12,920 SF = 17% OF TOTAL SITE
NOTE-LANDSCAPE AREA INCLUDES CITY SIDEWALK ON PRIVATE PROPERTY



Site Plan

Scale: 1" = 20'

©2014
GPF
ARCHITECTS
LLC
440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: (972) 462-1368

THESE DOCUMENTS ARE NOT
COMPLETE. THEY SHALL NOT
BE USED FOR BIDDING,
PERMITTING AND/OR
CONSTRUCTION

The Avenue at Denton Tap
Condominiums/Office/Retail
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
REVISED	
JAN 29 2014	
CITY OF COPPELL PLANNING & ZONING DEPARTMENT	

CITY COUNCIL FEBRUARY 11, 2014
DRAWN GF
CHECKED GF
SCALE AS SHOWN
JOB NO. 1055
SHEET

A1.00
OF SHEETS

ATTACHED TO
C.C. PACKET
Feb. 11, 2014



Floor Plan Level 3
 Scale: 1" = 20'
 (13) 2-BEDROOM UNITS
 MGT OFFICE, ELECTRIC, CORE



Floor Plan Level 2
 Scale: 1" = 20'
 (16) 2-BEDROOM UNITS
 COMMUNITY ROOM

REVISION	BY

ISSUED FOR	CITY COUNCIL
DATE	FEBRUARY 11, 2014
BY	
CHECKED	
DATE	
AS SHOWN	
JOB NO.	1055
SHEET	

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL. APPLICATION, TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL, HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEMAP AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST, AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4-1/2" WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH AND TURF SHALL BE 100% ESTABLISHMENT.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

LANDSCAPE TABULATIONS

CITY OF COPPELL, TEXAS

PERIMETER LANDSCAPE

1. Street Frontage: One tree shall be provided for every 50 l.f. in 15' landscape buffer
2. Perimeter Landscape: One tree shall be provided for every 50 l.f. in 10' landscape buffer
3. 30" ht screen along perimeter

BULLOCK STREET: 305 l.f.

Required	Provided
4,575 s.f.	2,862 s.f.
6 trees	6 trees
screening	screening provided

SOUTHWESTERN BLVD: 149 l.f.

Required	Provided
2,235 s.f.	971 s.f.
3 trees	3 trees
screening	screening provided

EAST PROPERTY LINE (DQ): 277 l.f.

Required	Provided
2,770 s.f.	2,691 s.f.
6 trees	6 trees, 5 ornamental trees
screening	screening provided

S. DENTON TAP ROAD: 234 l.f.

Required	Provided
3,510 s.f.	1,232 s.f.
5 trees	5 trees
screening	screening provided

NORTH PROPERTY LINE: 357 l.f.

Required	Provided
3,570 s.f.	2,600 s.f.
7 trees	7 trees
screening	screening provided

INTERIOR LANDSCAPE

1. 10% of parking area to be landscape
2. One tree shall be provided for every 400 s.f. of required landscape area

50,099 s.f. of parking area

Required	Provided
5,010 s.f.	2,082 s.f.
13 trees	17 trees

OPEN SPACE LANDSCAPE

1. 15% of lot not covered by buildings to be landscape open space. 50% of open space shall be in the front yard.
2. One tree shall be provided for every 2500 s.f. of open space

Site total: 80,560 s.f.

Building: 8,575 s.f.

Required	Provided
10,797 s.f.	3,524 s.f.
5,398 s.f. (50%)	0 s.f.
5 trees	17 ornamental trees

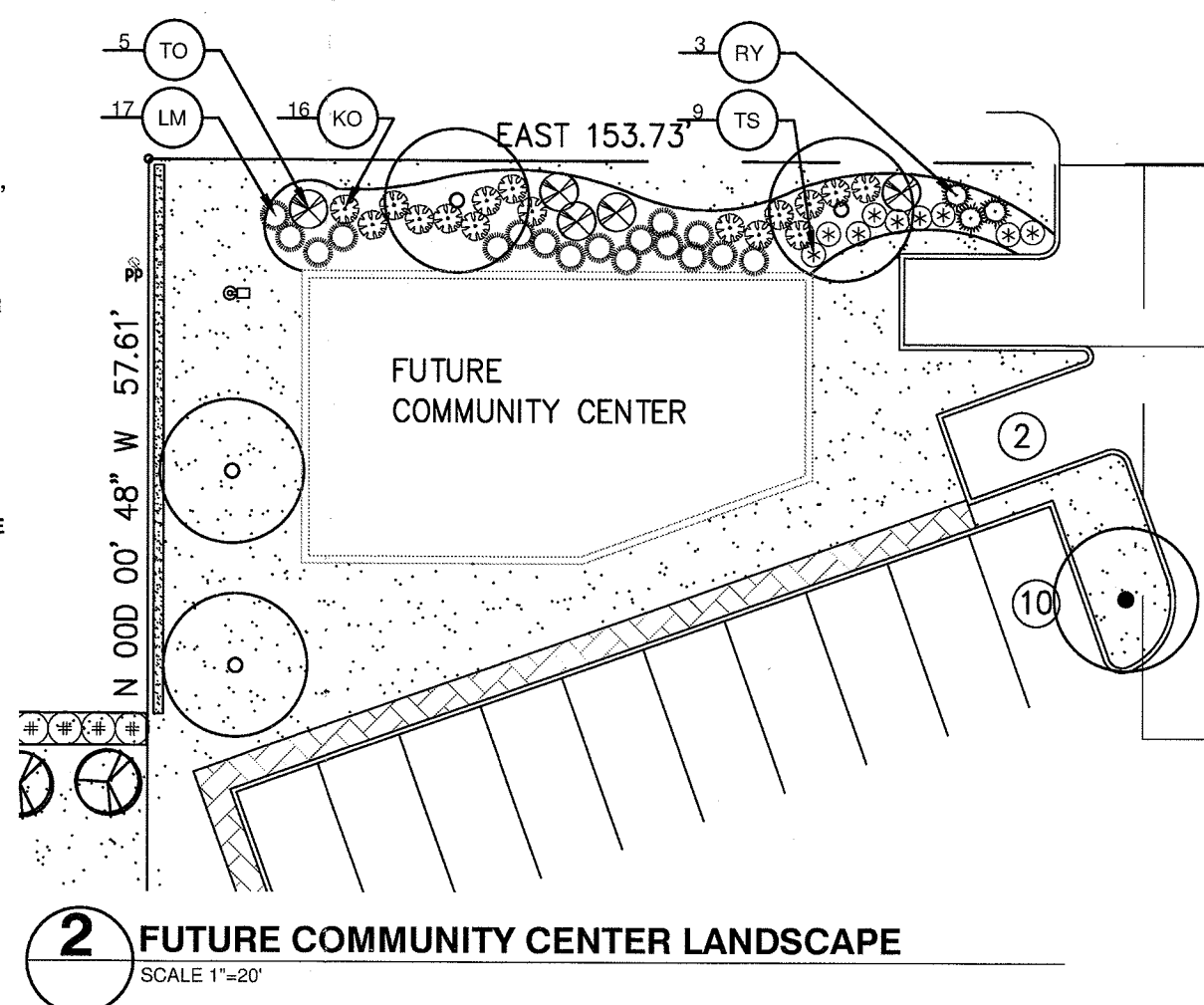
MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

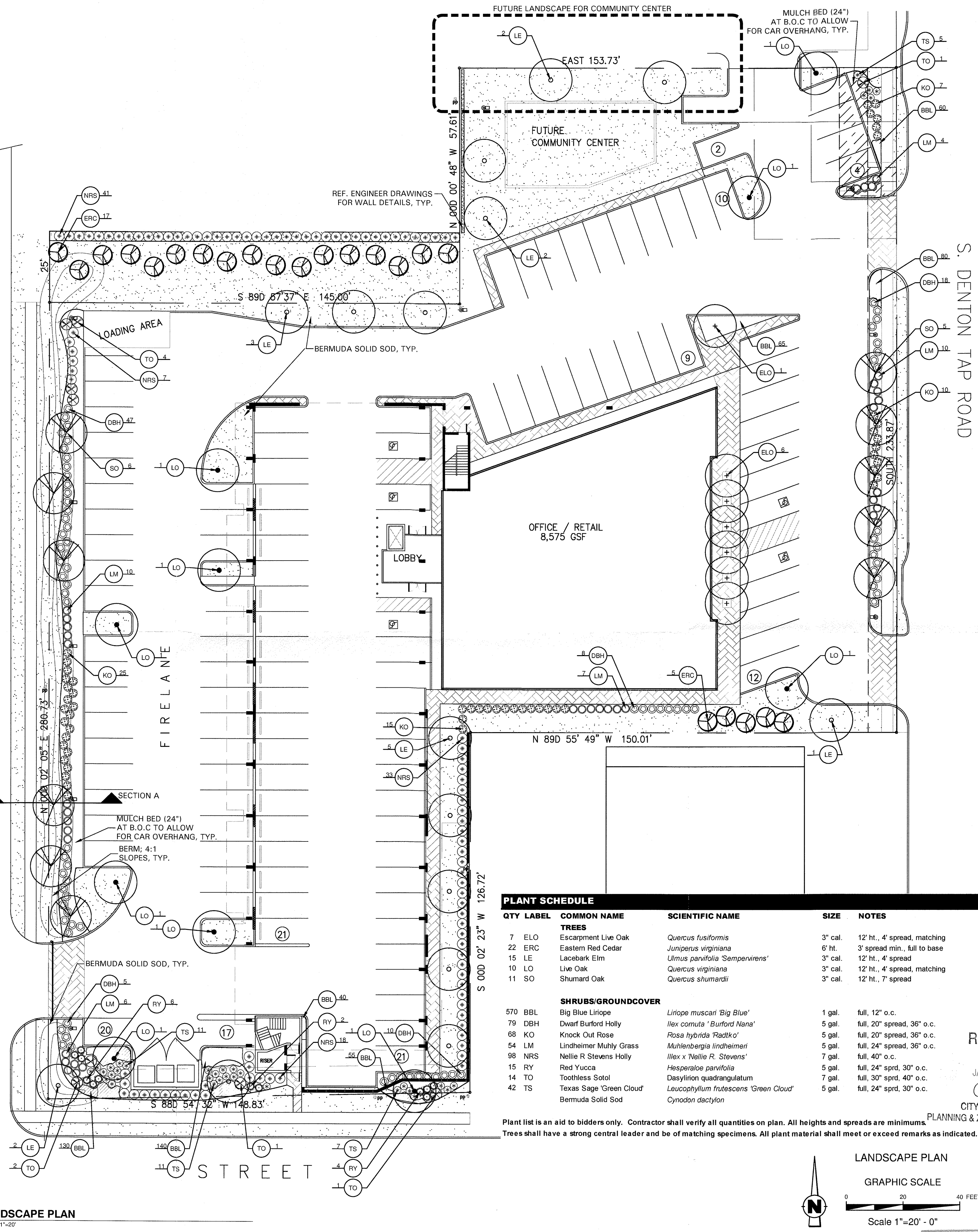
DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.



1 LANDSCAPE PLAN
SCALE 1"=20'

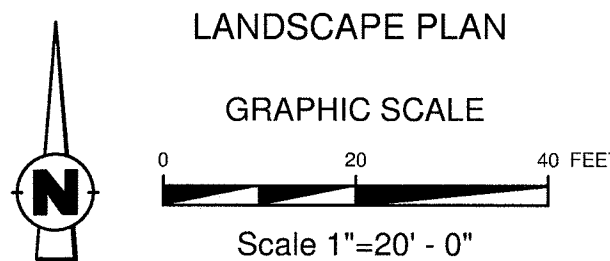
BULLOCK STREET



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
7	ELO	Escarpment Live Oak	<i>Quercus fusiformis</i>	3" cal.	12' ht., 4" spread, matching
22	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	6' ht.	3' spread min., full to base
15	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4" spread
10	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	12' ht., 4" spread, matching
11	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 7" spread
SHRUBS/GROUND COVER					
570	BBL	Big Blue Linope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 12" o.c.
79	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
68	KO	Knock Out Rose	<i>Rosa hybrida 'Radtko'</i>	5 gal.	full, 20" spread, 36" o.c.
54	LM	Lintheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 24" spread, 36" o.c.
98	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
15	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
14	TO	Toothless Sotol	<i>Dasylirion quadrangulatum</i>	7 gal.	full, 30" sprd, 40" o.c.
42	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



LANDSCAPE PLAN

GRAPHIC SCALE

Scale 1"=20' - 0"

Mixed Use Project

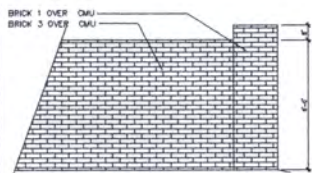
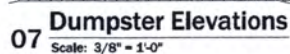
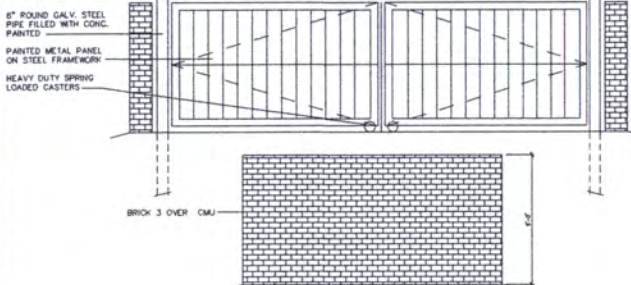
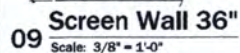
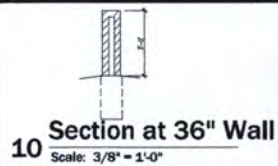
Condominiums / Office
Denton Tap and Belt Line Roads
Coppell, Texas 75019

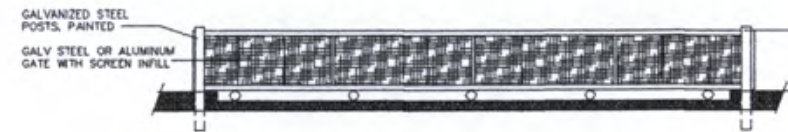
REVISIONS	BY
DESIGN COORDINATION	AWR
CITY COMMENTS	AWR
DESIGN COORDINATION	AWR

DATE DECEMBER 11, 2013	DRAWN AWR
CHECKED AWR	SCALE AS SHOWN
JOB NO. 1354	SHEET 3
L1.1	

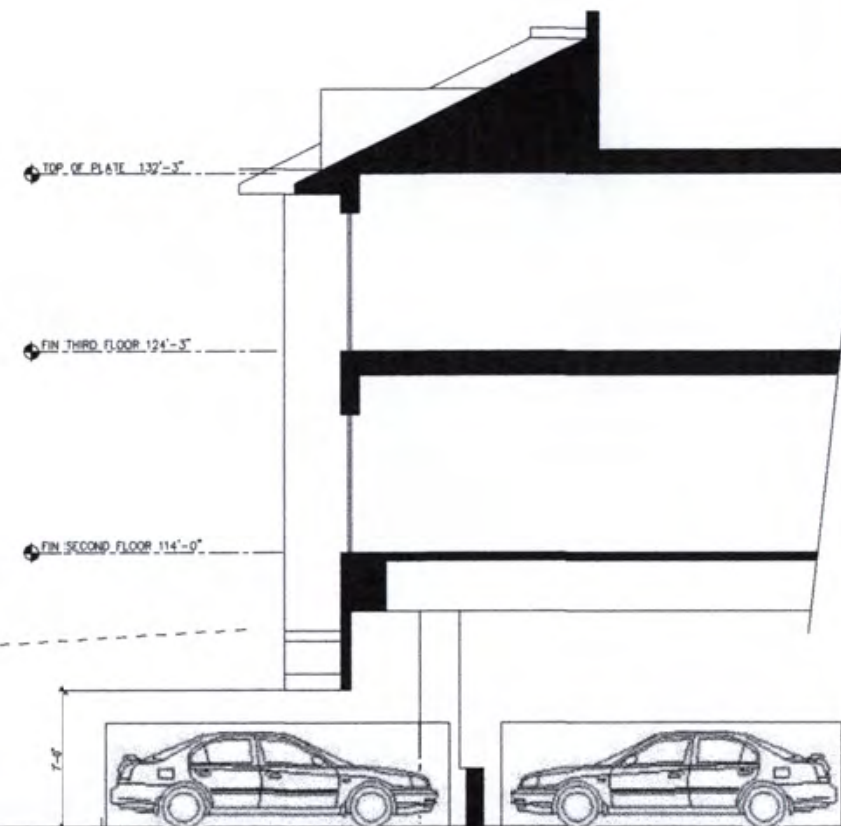
ATTACHED TO
C.G. PACKET

Feb. 11, 2014





01 Elevation at Sliding Gate
Scale: 1/4" = 1'-0"



01 Partial Site Section
Scale: 1/4" = 1'-0"

REVISION	BY

DESIGNED BY	
CHECKED BY	
SCALE	AS SHOWN
JOB NO.	1055
SHEET	



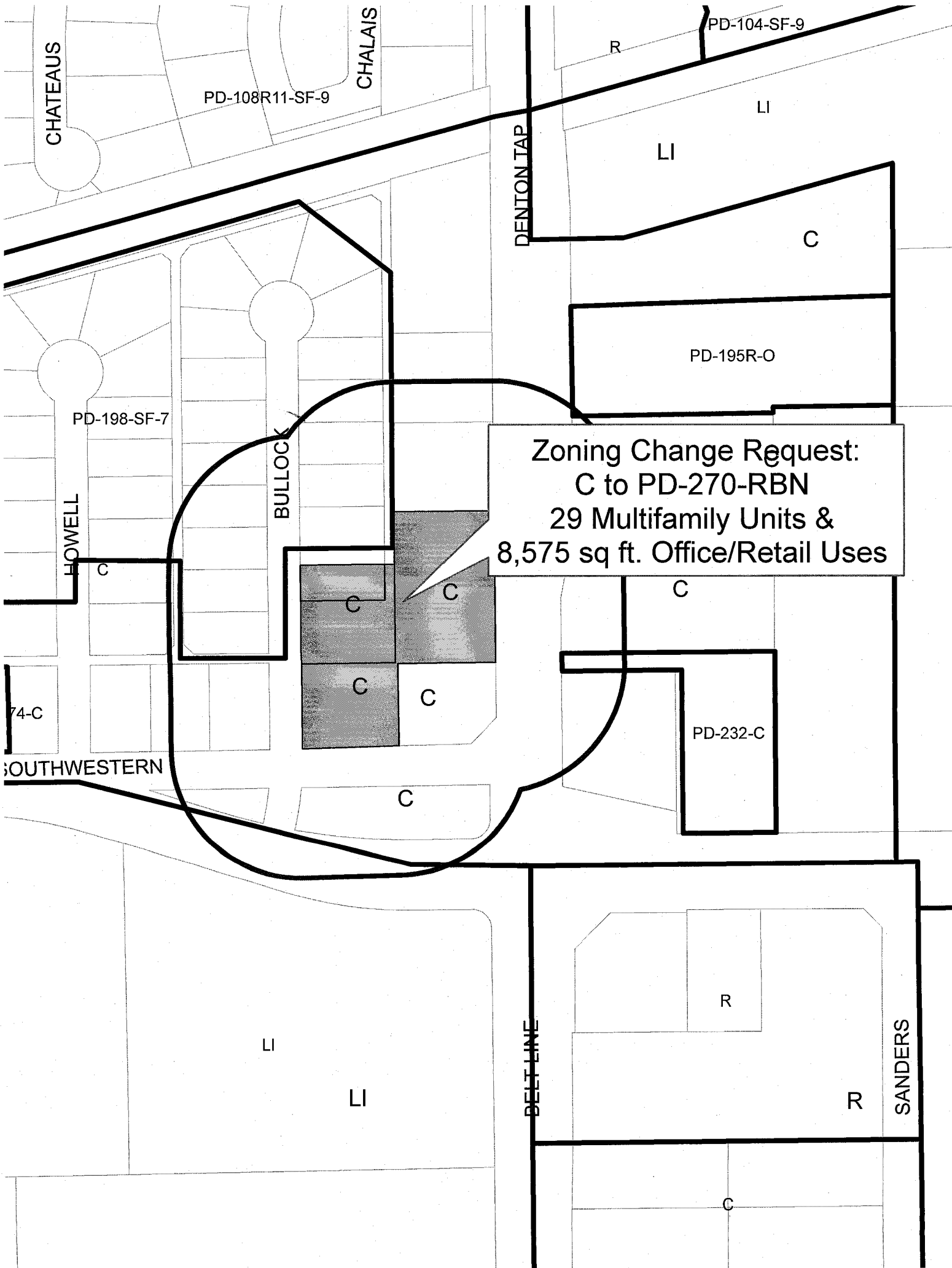
NOTICE OF PUBLIC HEARING

The **Planning & Zoning Commission** of the City of Coppell will hold a public hearing on **Thursday, the 16th day of January, 2014, at 6:30 p.m.**, in the Coppell Town Center Council Chambers for consideration of Case No. **PD-270-RBN, The Avenue at Denton Tap**, a zoning change request from C (Commercial) to PD-270-RBN (Planned Development-270-Residential Urban Neighborhood), to allow 29 multifamily units and 8,575 square feet of office/retail uses on 1.77 acres of property located at the northwest corner of Southwestern Boulevard and South Denton Tap Road, at the request of Prabhav Tella, being represented by Greg Frnka, GPF Architects, LLC. 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 his or her opinion concerning this request by letter addressed to the City of Coppell Planning Department, 265 Parkway Boulevard, Coppell, TX 75019, in person or call the Planning Department at 972-304-3678.

The **City Council** of the City of Coppell will hold a public hearing on **Tuesday, the 11th day of February, 2014, at 7:30 p.m.**, in the Coppell Town Center Council Chambers for consideration of the Planning & Zoning Commission's recommendation relative to Case No. **PD-270-RBN, The Avenue at Denton Tap**, a zoning change request from C (Commercial) to PD-270-RBN (Planned Development-270-Residential Urban Neighborhood), to allow 29 multifamily units and 8,575 square feet of office/retail uses on 1.77 acres of property located at the northwest corner of Southwestern Boulevard and South Denton Tap Road, at the request of Prabhav Tella, being represented by Greg Frnka, GPF Architects, LLC. 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 his or her opinion concerning this request by letter addressed to the City of Coppell Planning Department, 265 Parkway Boulevard, Coppell, TX 75019, in person or call the Planning Department at 972-304-3678.

PUBLIC NOTICE 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).



Zoning Change Request:
C to PD-270-RBN
29 Multifamily Units &
8,575 sq. ft. Office/Retail Uses

My name is [REDACTED] and I reside in the Chateaus of Coppell community [REDACTED]
[REDACTED] Chateaus Drive

I have traveled, lived and worked in 25 countries. The town where I built my 1st Home and hopefully the last is in Coppell. I chose Coppell because it had a small town feel with an ideal central location in the concrete jungle Metroplex of Dallas Fort Worth.

Please note that I chose Coppell for his small town feel and now apart from fighting Prostate Cancer since the middle of last year, I have unfortunately since just January 2014 been forced to take up 3 battles against various Coppell Boards.

1st being the CISD Board on the Pinkerton re-districting which excludes just 2 neighborhoods the Chateaus of Coppell and Alexander Court communities even though our communities naturally align to this elementary school.

2nd with the Planning & Zoning commission especially as I fail to understand how they could advise the City Council to proceed on the approval for "The Avenue" development, when the basics such as Minimum Lot Size, Maximum Lot Size, Minimum or Maximum Height for Mixed Use / Retail developments have not yet been defined.

Finally with the Mayor and the City Council on why they are in such a rush to establish a 29 Multi-Family Units that has 8500 Square Feet of Retail space and 116 Parking Spots in a mere 1.77 acre lot when clearly there are many concerns from the public on this development and other High Density development across Coppell.

I urge the City Council to not rush into the Ordinance Adoption for "The Avenue" development tonight based on the following reasons:

- There are 10,000 units planned in the south of Coppell / Valley Ranch with the development of Cypress Waters community. If Seniors / Young adults want housing they will have plenty to choose from with Coppell Schools
- High Density Development according to many studies has shown that it negatively affects school and city revenues overall. Although the value of the specific property may be enhanced its burden on public services is much greater than single family, especially on schools; whereas commercial property, by not burdening schools, is an enhancement
- Mixed Use / Retail development has not been really defined as the Planning & Zoning commission is still defining the standards and rushing into Ordinance approval will not only set a negative precedent for future High Density development and could potentially result in lawsuits if the City Council later changes its mind and rescinds this vote
- From my understanding The Avenue project is designed by a former Planning & Zoning Commission chair official and financially benefits a current City Council

Person (even though he has chosen to recluse himself from the voting) it just does not bode well especially when considering the New Ethics Ordinance that are in works

- The Coppell School district is already struggling to cope up with the influx on development and adding a High Density development of The Avenue would feed into Pinkerton based on proximity and this will be like pouring salt over the wounds of residents of the Chateaus of Coppell community who are not being allowed to be zoned into Pinkerton even though we geographically align it to this elementary school.

Finally, not everybody can show up at these types of meetings and just sending a notice to residents that are within 200ft is just not enough because as you all are well aware there is a big underlying opposition to the "High Density Development" in Coppell.

I am sure that you have heard complaints through phone calls, emails, meetings and now we have multiple candidates that are running against the current City Council members in the May 10th election especially because the City Council has not been responsive to the public demands on the High Density Issue since Nov 2013.

Mayor, I know that you have heard from me during our 1:1 meeting and I now urge you and the City Council again to table the adoption of the Ordinance for this development and submit this back to the Planning & Zoning committee for further review which will allow better standards to be defined so that future development do not destroy the charm of Coppell as a small town that we all love as place to live for a lifetime.

Thank You

Amit Gangani

Ex President, Home Owners Association

Chateaus of Coppell

Chateaus of Coppell

Coppell, Texas 75019

Phone: 972-265-7050

Matt Steer

From: [REDACTED]
Sent: Monday, February 17, 2014 12:27 PM
To: Clay Phillips
Cc: Planning
Subject: Fwd: Objection with "The Avenue" development

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: February 17, 2014, 12:25:16 PM CST
To: "citycouncil@coppelltx.gov" <citycouncil@coppelltx.gov>
Subject: Objection with "The Avenue" development

Hello

I live in Coppell and strongly object to the re-zoning of high density buildings, specifically with the specifications identified with "the Avenue" development.

One if the attractions to Coppell was the LIMITED high density development. I moved from a city that was overgrown with high density housing and it brought traffic issues, crime, and additional restrictions with HOA groups to monitor the high density needs.

I cannot imagine our first responders dealing with issues associated with high density housing. Examples: barking dog nuisance affecting neighbors, trash, crime, traffic, and violence.

I will be at the meeting on 2-20-14 objecting to this profit-oriented mess the council seems to be pursuing.

[REDACTED]

Sent from my iPhone

Matt Steer

From: [REDACTED]
Sent: Thursday, February 20, 2014 10:19 PM
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; CityCouncil; Clay Phillips;
[REDACTED]
Subject: Chateaus of Coppell Opposition - Mixed Use / High Density Development
Attachments: Coppell P&Z Feb 20, 2014 Meeting.pdf

Planning and Zoning Chairman and Commission Members,

Thanks for the opportunity to address the Commission.

For your records, please find attached the documentation that I presented this evening.

I am copying the City Council Inbox and City Manager for awareness.

Once again, I and many of my fellow community members suggest that the Planning and Zoning as well as the City Council not rush into adopting the ordinance for the Avenue on Mar 11, 2014 and also from approving any other future Mixed Use development until you have additional citizen input.

Regards,

Chateaus of Coppell
739 Chateaus Drive
Coppell, TX 75019
Mobile: +1 972 259 7090

Chairperson and Commission members,

My name is [REDACTED] and I reside in the Chateaus of Coppell community at [REDACTED] Ave, Coppell, Texas.

I have been a Coppell resident for 3 ½ years and after the City Council approved the Avenue decision; I have been talking, emailing with a lot of the residents in my community. We have 56 homes in the Chateaus of Coppell community and majority of them are not in favor of the Mixed Use concept in the 2030 Master Plan. I had many of my fellow residents here this evening but now are missing due to the highly riveting discussion that occurred before public input.

I agree that ~125 citizens helped draft and had input on the Mixed Use Plan but the Spirit and Intent of what these community members had in mind are not exactly what are being considered during the approval process. I have met a few of the citizens who were part of this effort and they are not in favor of the Avenue as well as other upcoming Mixed Use Developments.

Developers / Builders are rushing to cash into the Mixed Used concept but it is not in the spirit of what the citizens want. Don't use the "Avenue" as a guinea pig project especially if it sets a terrible standard that reduces the overall value of Mixed Use Developments. Do allow planned projects like Old Town Coppell

Detailed guidelines / plans such as Minimum Lot Size, Maximum Lot Size, Minimum or Maximum Street Traffic are not finalized and there definitely are interpretations issues and these were evident even during the City Council meeting when the Avenue decision was discussed. If the plans are not yet finalized then why rush into adopting the Avenue plan including the adoption of the ordinance on Mar 11, 2014.

The Planning and Zoning commission should recommend the City Council that the Avenue ordinance not be adopted and wait until the Public and Planning and Zoning commission has done a better job on the further clarification of the master plan.

There is no need to rush into making Coppell, another Addison or other another urban city and my recommendation is that we actually allow the Coppell residents to vote during an election cycle once clarifications are done on the Mixed Use Plan.

Finally, not everybody can show up at these types of meetings and just sending a notice to residents that are within 200ft is just not enough because there is an underlying opposition on this issue. I am sure that the inbox, phone calls to both the City Council and Planning and Zoning commission members is high and therefore why not take some time to slow down, analyze and build a better plan along with final voting from the residents of Coppell.

I respectfully suggest that the Planning and Zoning as well as the City Council not rush into approving any other future Mixed Use development.

Thank You

Subject:

City Council; Clerk: [REDACTED];

SENSE OF COMMUNITY

- 1) This is not a proper location for this type of development with its close proximity to Pinkerton Elementary especially given the difficulty due to already present high traffic conditions as residents drop their kids off at school.
- 2) This project will not prove beneficial to surrounding land owners. In fact, this level of density is simply not warranted in this part of the City. Compared with this area, higher density areas, as you know, exist along Moore Road and near MacArthur along the Riverchase Golf Course. The land use surrounding this area enjoys much lower density and this project would not fit into the "feel" of the area. *comp plan*
- 3) Ground floor retail in mixed use projects rarely is successful. Save for West Village in Dallas, Legacy in Plano and select portions of Grapevine, most ground floor retail in mixed use projects either remains "dark" or is ultimately rented to lesser quality tenants that tend to further drive down surrounding owner's values. This is often because owners become desperate to lease to anyone that will show up. The tenants that tend to show up are not credit quality tenants with less than desired uses. The reason that West Village and Legacy are so successful is that they are of a scale that they self-perpetuate as destination locations. This will not be the case on a project of this size nor are there any areas in Coppel where this type of scale can be accomplished. *comp plan outlines it.*
- 4) It should be noted that a significant amount of vacant retail space is already in this immediate area. More retail does not appear to be needed.
- 5) It is confusing at best as to why 29 units would be successful in this location with 10,000 units going in to the south. This project will not be able to compete. The City and surrounding owners will suffer with a failed multi-family project.
- 6) This is my biggest concern: The 2030 Plan as completed indicates the development of mixed use and higher density uses in the City. This candidly befuddles me. I was a member of the 2030 Plan creation and I recall significant Citizen opposition to higher density housing and a great concern and preference for the continuation of owner-occupied single family residences (and Parks etc.). There was significant push-back on efforts of City Staff to include higher density in the final plan. As a member of that Committee, I am disheartened that this use made its way into the final plan. It went against the Citizen input.

I am requesting that you decline this project. I also hope that you will consider re-addressing the final recommendations of the 2030 Plan. With this project and with the Kimbel Village project opposition, it is clear that the citizens of Coppell

do not want the development of this type of land use. I would expect continued Citizen opposition to these types of projects until this plan can be re-addressed. I am amazed that this project has passed P&Z given the opposition to Kimbel Village.

Please let me know if you have any questions.

~~Daniel Esner~~

~~157 Meadowcreek Rd.~~

Coppell

This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error; please notify the sender by replying to this message and delete this email immediately.

Matt Steer

From: Marcie Diamond
Sent: Monday, March 10, 2014 11:30 AM
To: Gary L. Stiles
Cc: Matt Steer
Subject: FW: Avenue Project

FYI

-----Original Message-----

From: [REDACTED]
Sent: Monday, March 10, 2014 11:25 AM
To: CityCouncil; Marcie Diamond
Subject: Avenue Project

Dear Council,

First...Thank you all for your service. Really. As a 16 year, mostly silent resident I can honestly say that I love this town. And I understand that it is people like you that have thoughtfully pieced our town together.

My concern is "The Avenue" project.

Second... I believe that the type of structure that is going to be put on that sight is not the best utilization of that land. During the hearing for approval I heard the developer talk about how their target condo owners would be seniors and young urban professionals.

What was proposed was a building with no amenities, close to an intersection that is not conducive to foot traffic. My opinion is that this building will attract investors that will turn it into rental property. The renters will be people that want their children to attend Coppell schools.

That's the conversation we should be having. Is this building a place for 40-50 kids ? Are there safe places to play ? How will this effect future development ?

People move here for the schools, some stay because of the friends they make and the oasis it is in the middle of a very urban setting. I honestly do not know a single person that moved to Coppell that was without children.

Last.... There are real objections to this project by a growing number of people. You have a right to ask where have they been ? And I would

answer. See First. But, we have some legitimate concerns that go beyond "The Avenue" project and we want to be heard. Tap the brakes.

Table this project for say 90 days. If the project is pushed through above the objections it will give credence to those that would say "see they don't listen, they don't care, they do what they want." For allot of people this is their first up close view of our Coppell city government. I think it is in all of our interests that it be a good experience.

Thanks for Reading,

[REDACTED]

[REDACTED]

Coppell, TX 75019

[REDACTED]

From: [REDACTED]
Sent: Friday, February 07, 2014 10:46 AM
To: CityCouncil
Subject: Concerns About Proposed Development: The Avenue
Importance: High

Dear Mayor and Esteemed Council Members:

I am writing to add my voice in opposition to The Avenue, the development at the corner of Denton Tap and Beltline Road up for vote on Tuesday's City Council agenda.

It is my opinion, and many of my neighbors' as well, that this project will not represent the highest and best use of the land.

- 1) With its close proximity to Pinkerton Elementary, it will add to the already horrible traffic conditions at the school for pick up and drop off. This makes it a safety issue as well.
- 2) There is no benefit to the surrounding land owners, in fact, the level of density is detrimental in this part of the City.
- 3) Ground floor retail in mixed-use projects is rarely successful and most remain "dark" or end up rented to whoever is willing to lease -- tenants that ultimately drive down surrounding owner's values.
- 4) There is already a significant amount of retail space standing vacant on all corners of this intersection, which is an eyesore. If the existing retail cannot be leased, why would we add more?
- 5) With the 10,000 units going in to the south, this development seems destined to fail with that kind of competition.

It's my understanding that the citizens of Coppell have raised their voice against mixed use and high density development. I hope that you will consider the wishes of your constituents when voting and that you decline this project, for the benefit of our city.

Thank you,

[REDACTED]
Coppell

From: [REDACTED]
Sent: Friday, February 07, 2014 9:35 AM
To: CityCouncil
Subject: Concerns About Proposed Development: The Avenue

Mayor and Esteemed Council Members:

I am writing in opposition to The Avenue, a contemplated 29-unit multi-family development with retail at the corner of Denton Tap and Beltline Road. I understand that this is up for vote on Tuesday's City Council agenda.

This project will not represent the highest and best use of the land. The following highlights my chief concerns:

- 1) This is not a proper location for this type of development with its close proximity to Pinkerton Elementary especially given the difficulty due to already present high traffic conditions as residents drop their kids off at school.
- 2) This project will not benefit surrounding land owners. In fact, this level of density is simply not warranted in this part of the City. Around other existing higher density area the land use is much lower density. This is not fitting with the "feel" of the proposed construction area.
- 3) Ground floor retail in mixed-use projects rarely is successful. Save for rare successes, most ground floor retail in mixed use projects either remains "dark" or is ultimately rented to lesser quality tenants that tend to further drive down surrounding owner's values. This is often because owners become desperate to lease to anyone that will show up.
- 4) A significant amount of retail space stands vacant in this immediate area. It is already a problematic eyesore. More retail does not appear to be needed.
- 5) It is confusing as to why 29 units would be successful in this location with 10,000 units going in to the south. This project will not be able to compete. The City and surrounding owners will suffer with a failed multi-family project.

The mixed use and high density desires of the City appear to be getting forced upon Citizens that simply do not want these types of uses. Density is not the answer for Coppell as it does not tie in well with the City.

I am requesting that you decline this project. Frankly, I am amazed it is even getting consideration given its incongruence with the best interests of Coppell and the expressed wishes of its Citizens.

Thank you for your consideration.

Sincerely,

[REDACTED]
Coppell

From: [REDACTED]
Sent: Tuesday, February 11, 2014 9:03 AM
To: CityCouncil
Cc: Clay Phillips
Subject: The Avenue and Mixed Use in Coppell

Dear City Council Members

This email is in regards to Agenda item #12 – “The Avenue.” In December, we had asked the Council not to approve any mixed use developments until public hearings have been held on the subject. We also asked that the Council reopen for revision the future land use plan to change the designation of certain areas from mixed use.

However, this project was approved by P&Z and is now on your docket for tonight. I strongly urge you to reject it.

It is fair to say that as more citizens throughout the city become aware of what “mixed use” means in Coppell, you should expect residents to become very upset about the city’s future land use plans and the implementation of the 2030 plan.

We are tired of having objections to high density residential mixed use developments dismissed with the pretense that there was public input to the 2030 plan. Platitudes about quality of life and civic spaces are very popular. High density residential development with token commercial space is not. Moreover, at least one participant in this process, Daniel Ebner, has publically stated that the popular opposition to high density was omitted from the final report.

Citizens will certainly participate in the planned upcoming meetings. However, if the hearings turn into another consultant driven process with a clearly manipulated output, the city council can expect a citizen led referendum to ban mixed use development in Coppell.

Sincerely,

[REDACTED]
[REDACTED]
Coppell, Texas 75019