

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Old Town Addition, Lots 1R-1, Block G, Replat**

**P&Z HEARING DATE:** August 16, 2018

**STAFF REP.:** Matthew Steer, Development Services Coordinator

**LOCATION:** Southeast corner of Travis Street and Hammond Street

**SIZE OF AREA:** 3.044 acres of property

**CURRENT ZONING:** PD-250R8-H (Planned Development-250 Revision 8-Historic)

**REQUEST:** A replat of Lot 1R, Block G of the Old Town Addition to provide right-of-way dedications and to establish fire lane and utility easements, to allow the development of an approximate 32,370 square-foot Arts Center

<b>APPLICANT:</b>	Applicant:	Architect:
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**HISTORY:** **Old Town Main Street:**  
In January 2007, approximately 17 acres of what was known as the “Carter Crowley” tract were rezoned to Historic and the future land use plan was amended to allow for a continuation of the targeted uses outlined in the Old Coppel Master Plan - retail, offices, restaurants and similar uses. In August 2010, a final plat of the entire property was approved. This subdivided the larger tract of property for the purpose of establishing street rights-of-way and easements for necessary infrastructure to support development. This resulted in a total of seven blocks containing nine lots and seven different street segments. In April 2011, the zoning

for the conceptual planned development was approved. This depicted the overall plan and presented the general regulations each detailed planned development use should follow. In April 2012, the first of the Detail Plans was approved for 44 patio-home lots. In May 2012, the Old Town Square was approved as was the entry feature of the subject property and an 80-space parking lot. In August 2012, three retail/office cottages, a replica service station for a retail/restaurant site (Simmer, now Dodie's) and a neon "Main Street Coppell" sign were approved. In October 2012, the Local Diner site was approved at the southeast corner of Bethel Road and Main Street, east of the entry tower. In February 2013, a planned development amendment was approved which allowed for administrative review and approval of Detail Plans when in general conformance with the Concept Plan and conditions. Subsequently, ten additional Site Plans were administratively approved.

In April 2015, Council approved a Conceptual Plan Amendment for development of 11 single-family lots fronting Hammond Street. In October 2015, Council approved a 7,818-square-foot first floor coffee house with residential above (George Coffee and Provisions). In late 2016, a 4,900-square-foot office was administratively approved on the northwest corner of Travis and W Main Street. In January 2017, Council approved a Detail Plan to allow the development of 12 single-family lots fronting Burns Street. Each of these have since been constructed and are now occupied.

#### **Coppell Arts Center:**

The idea of building a performing arts center venue was initially discussed many years ago, during the development of Old Town Coppell. In 1999, the City of Coppell converted an unused fire station into the Coppell Center for the Arts, and home to Theatre Coppell. The existing theater located on Moore Road is an intimate, 124-seat theater with seating on three sides of the stage. The building is approximately 7,500 square feet in size.

As the City grew, so did its need for a larger arts venue. In 2015, after a presentation from Theatre Coppell, the idea of an arts center was revisited, and the City contracted with Corgan Architects to perform preliminary program and site planning for either the existing theater's renovation, renovation and expansion, and/or an option for the construction of a new theater located in Old Town Coppell. The preliminary programming study was reviewed by the City Council during their October 25, 2016 work session, and it was utilized to create the initial schematic design.

After much research, the Coppell City Council determined that staff and the architect should begin focusing on the potential construction of a new arts facility located in Old Town. In January 2017, the Coppell City Council approved an architectural services agreement with Corgan for the proposed Coppell Arts Center. In June 2017, the Coppell City Council authorized Corgan to move forward with Design and Development, and Construction Document Services. Corgan Architects presented an Operations Study to the City Council on July 25, 2017. This report was the result of Council's review of the schematic plans presented to Council on May 30, 2017.

In January and February 2018, Corgan spoke to Council about the design of the Arts Center façade. In July 2018, the number of seats of the Main Hall was finalized. This slightly increased the overall size of the building footprint. All plans were adjusted accordingly.

**HISTORIC COMMENT:** There is no historic significance related to the subject property.

**TRANSPORTATION:** Travis Street is a 24 feet wide with on-street angled parking on both sides within 81-foot right-of-way. Hammond Street is 36 feet wide with on-street angled parking on the east side within 60-foot right-of-way. Burns Street is 35 feet wide with angled on-street parking on the north side within 60' right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North** – residential, office and park; PD-250R8-H (Planned Development-250 Revision 8- Historic)

**South** – office/warehouse; LI (Light Industrial)

**East** – residential; PD-108R23-H (Planned Development-108 Revision 23- Historic)

**West** – office/warehouse; LI (Light Industrial)

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, shows the property as suitable for development in accordance with the Old Coppell Historic District Special Area Plan.

**DISCUSSION:** This is the companion case to the Planned Development zoning request. The purpose of this plat is to provide right-of-way dedications (twelve feet along Hammond Street and nine feet along Burns Street) and to establish fire lane (24 feet widening to 30 feet at Burns) and utility easements, to allow the development of an approximate 32,370 square-foot Arts Center. Although the utility easements are not depicted at this time, it is anticipated that an Electrical Easement will be required at the time of detailed engineering review.

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

Staff recommends APPROVAL of the Replat subject to the following conditions:

1. Show all necessary utility easements on the plat.
2. There may be additional comments generated upon detailed engineering review.

**ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request

**ATTACHMENTS:**

1. Replat