

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Old Coppel Townhomes Addition, Lots 1R-1 and 1R-2, Block A**

**P&Z HEARING DATE:** December 20, 2018

**STAFF REP.:** Mary Paron-Boswell, Sr. Planner

**LOCATION:** NEC of S. Coppel Road & McNear Drive

**SIZE OF AREA:** 0.272 acres of property

**CURRENT ZONING:** PD-197R5-H (Planned Development -197 Revision 5 - Historic)

**REQUEST:** Replat of Lot 1, Block A of the old Coppel Townhomes Addition to establish two lots and other easements for a live/work development.

**APPLICANT:**

Owner:	Engineer:
R.L. Robertson, LLC.	Mathew Williamson, P.E.
569-A S. Coppel Road	MBW Engineering, LLC
Coppel, TX 75019	4924 Bolero Court
(972) 462-1790	Fort Worth, Texas 76135
Email: <a href="mailto:rrobertson@robertsonpools.com">rrobertson@robertsonpools.com</a>	817-782-9821
	<a href="mailto:mbwengl@outlook.com">mbwengl@outlook.com</a>

**HISTORY:** In April of 2002, council accepted the Old Coppel Master Plan as a guide for development of the subject property. In July of 2003, a Conceptual Planned Development (PD-197) was granted for the overall 3.81 acres, to allow for 19 townhomes, two free standing residential lots, private open space, and two commercial lots facing Coppel Road. In August of 2018 the Planning and Zoning Commission rezoned this site to allow for two live/work units.

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

**TRANSPORTATION:** Coppel Road is a C2U, concrete two-lane undivided street with curb and gutter contained within a 60-foot right-of-way. McNeal Drive is a concrete residential street with curb and gutter contained within a 50-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

North - Residential building; Historic (H)  
South – Vacant land; Planned Development (PD-197R-H)  
East - Residential; Planned Development (PD-197R-H)  
West – Office Warehouse; (PD-186R2-LI)

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, indicates this property as Old Coppell Historic District.

**DISCUSSION:**

A PD with a Detailed Site Plan for this property was approved by the City Council in August of this year, allowing the construction of two new live/work buildings. This approval was subject to providing a sidewalk and parking easement and establishing the necessary easements to support this proposed development, which this plat does.

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

Staff is recommending approval subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

**ATTACHMENTS:**

1. Replat