

## **MEMORANDUM**

**TO:** Coppell Board of Adjustment Commissioner

**FROM:** Suzanne Arnold, Chief Building Official

**DATE:** May 24, 2021

**REF:** June 3, 2021, Variance Hearing  
800 E. Parkway Blvd.  
VAR21-04-000508

### **PUBLIC HEARING:**

A public hearing before the Board of Adjustment to consider a variance from Section 12-12-4 of the City of Coppell Zoning Ordinance to allow the conversion of a two-car garage into habitable space by eliminating the two required enclosed parking spaces on the property located at 800 East Parkway Blvd. (Meadows 4, Block L, Lot 22), as requested by owner Jack Leathers.

### **EXPLANATION:**

#### **ORDINANCE**

The zoning for the property is SF-9. Section 12-12-4 of the Coppell Code of Ordinances, which governs SF-9 zoning, states:

##### **Sec. 12-12-4. - Parking regulations.**

Two enclosed parking spaces per unit behind the front yard line. Off-street parking spaces shall be provided in accordance with the requirements for special uses set forth in [article 31](#). Where lots are adjacent to an alley, the enclosed parking area (garage) must be accessed off of the alley only.

If this variance is approved, the applicant would convert the garage, which currently accommodates two vehicles, into habitable space, eliminating those two enclosed parking spaces.

## **PROPERTY DESCRIPTION**

The subject property is a single-family residence on the northeast corner of East Parkway Blvd. and Meadow Run. It was constructed in 1985, and the applicant purchased the property 2018. The existing house has three bedrooms, two baths, and an attached two-car garage. It is a rear-entry house, with the garage and driveway facing an alley. The construction of the house is in character with the surrounding neighborhood.

The applicant is converting the house into a residential care facility for elderly women. This use is allowed by right under Texas State law, provided that building codes and certain other Texas Health and Human Services regulations are followed. Called Nana's Place, the facility is to provide round the clock personal care, meals, and other services for senior ladies who would not be able to live without assistance.

The applicant has obtained building permits for a fire sprinkler and alarm, as are required. They are performing other necessary retrofits, including egress measures, bathroom adaptations, accessibility features, and fire-resistant finishes, in accordance with State licensing standards.

## **VARIANCE REQUEST**

The applicant is requesting a variance to be allowed to enclose and remodel the existing garage into a bedroom and bathroom to serve up to two additional tenants of the care facility. The applicant proposes to leave the existing garage door in place to maintain the appearance of compliance. With the approved use as a care facility, the property would not be subject to overcrowding (number of unrelated persons) or proportionality ordinances (ratio of bedrooms to living rooms). The proposed construction would be reviewed and inspected for compliance with all other building codes. Other than the requirements of the State and the exceptions given above, residential care facilities such as this one are treated like single-family residences in terms of building and zoning codes.

The applicant points out that the residents of the facility do not drive. Parking needs for staff would be minimal. Per the applicant, visitors and medical professionals would park on the street.

The applicant also cites licensing and operating costs as a hardship. If this variance is granted, revenue from additional tenants would help offset these costs, which would make this facility economically viable. Per the applicant, without this variance, the facility would have to close, resulting in the displacement of those receiving care. The applicant provided information pointing toward a high demand but limited supply of space in residential senior care facilities in the Coppell area.

In order to convert one's only garage in a compliant manner, one would be required to construct an additional two-car garage on the property. The average two-car garage is approximately 20 ft. by 20 ft. By ordinance, garages facing streets or alleys are required to be set back at least 20 ft. off the property line. At the subject property, the back of the house is approximately 30 ft. from the rear property line. An additional two car garage will not fit within the required setbacks.

## **CASE HISTORY**

The owner applied for a permit to convert the garage on February 25, 2021. The permit application was reviewed by staff on or about March 2, 2021. Staff notified the applicant by email that the submittal had been declined because of the ordinance being appealed herein.

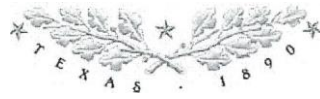
## **STAFF RECOMMENDATION:**

Staff recommends that if the Board does approve the request, limitations be placed that would reverse the approval if the property reverts back to a single-family residential use.

## **ATTACHMENTS:**

- Exhibit A: Variance application
- Exhibit B: Applicant's supporting documents
- Exhibit C: Area map
- Exhibit D: Site photos
- Exhibit E: Site plan
- Exhibit F: Building permit application

# COPPELL



**City of Coppel**  
**Building Inspections Dept.**  
265 E. Parkway Blvd  
Coppell, TX 75019

Phone: (972) 304-3500  
Fax: (972) 462-5318  
E-mail: [inspect@coppelltx.gov](mailto:inspect@coppelltx.gov)

## APPLICATION REQUEST FOR VARIANCE - BOARD OF ADJUSTMENT

Date: 05/10/2022

I, the undersigned owner John Leathers or (option-holder, etc.), of the following described real property located in the City of Coppel, Texas, hereby make application for a request for a variance from the terms of Section 12-12-4 of the City of Coppel Zoning Ordinance. The current zoning of my property is: Residential

**PLEASE NOTE:** The Board of Adjustment is not authorized to consider cases in districts zoned as Planned Development (PD), with the exception of fence variances.

### LOCATION OF PROPERTY

Street Address: 800 Parkway Blvd

REQUEST: (If there is additional information that you feel would be helpful to the Board in making a decision, please include this information in your request.)

**We own and operate a Residential Care Home for Senior Women here at this location in Coppel. The cost to become licensed with the State of Texas (Texas Health and Human Services) is requiring us to increase the number of residents we can care for at this location. There is a shortage for this service in Coppel and the demand is high, so this is a benefit to Coppel as well. Garage remodel is the most feasible option. Adding another garage, is not feasible due to lack of lot space. In addition, our residents do not own cars and our care givers ride share, so there will be no impact to parking.**

**For Insurance reasons, we must get our license, so if this isn't approved, then we can no longer operate as a service in Coppel and must close and the families would have to relocate their mothers. PPT deck included with more details.**

Before your application will be considered by the Board, the attached checklist must be completed.

A non-refundable application fee of \$50.00 is required at the time of application. A deposit of \$50 is also required at the time of application. The deposit is charged for the variance sign that will be placed in your yard. You are responsible for returning the sign to the Building Inspections Department, 265 Parkway Boulevard, following the hearing. The deposit will be returned to the applicant if the sign is returned undamaged.

EXHIBIT A: VARIANCE APPLICATION

I have read this application form and understand that filing the application and paying the fees does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

Staff Member's Signature	Date	Receipt Number
<i>John Leathers</i>	John Leathers	
Signature of Applicant	Print name	
615 Canemount Ln, Coppell	972-207-3187	Same
Mailing address	Phone (Home)	Phone (Daytime)

## CHECKLIST

### REQUEST FOR A VARIANCE - BOARD OF ADJUSTMENT

To assist Board of Adjustment in establishing the information necessary to make a decision regarding the request for a variance, please complete the following checklist:

1. Is your land or your building different from others around you? Yes \_\_\_\_\_ No   X   If yes, explain how.

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2. Is your land or building useful for any purpose without the variance requested?  
Yes \_\_\_\_\_ No   X   If no, explain why not.

**Without the variance, we cannot support operating as a licensed facility. We would have to close this home and further limiting this service in Coppell**

3. Is there a property hardship associated with this particular parcel? Yes   X   No \_\_\_\_\_  
If yes, explain the hardship.

**Cost to license along with operating costs is requiring us to accommodate more residents (plus high demand in Coppell). Without expansion in to the garage, we cannot continue to operate and must close, forcing Coppell families to find another home outside of Coppell for their Mother.**

4. Is there any reason that you would be unable to comply with the Ordinance provisions if the variance was denied? Yes   X   No \_\_\_\_\_ If yes, explain why.

**The providing as I understand it would be for us to build an additional garage. Our lot does not have space for this. In addition, our residents do not own cars and caregivers ride-share so there is no impact to parking if permitted.**

5. Does the property surrounding you have different zoning requirements? Yes \_\_\_\_\_ No   X   If yes, what are they?

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6. Are there any special conditions where a literal interpretation of the Ordinance would result in an unnecessary hardship? Yes   X   No \_\_\_\_\_ If yes, what are they?

**There is no space to build another garage, so that is not an option. The same would go if we wanted to add by expansion another living space. Only feasible option is the garage. Without it, we cannot operate our business and must close.**

7. Will traffic conditions be affected by the requested change? Yes \_\_\_\_\_ No   X    
If yes, how?

**Very rarely do we have cars at this house. Residents do not own cars. Caregivers rideshare**

## EXHIBIT A: VARIANCE APPLICATION

In order to be assured of a fair hearing, it is important that the applicant furnish as much information to the Board as possible, in the form of site plans, elevations, photographs, renderings, and any other supporting evidence. Incomplete submittals will result in a recommendation by staff for denial. Economic hardship is insufficient for approval of a variance.

*John Leathers*

Signature

05/10/2021

Date

Rev. June 2013



# Nana's Place Assisted Living Facility

800 Parkway Blvd, Coppell  
Garage remodel



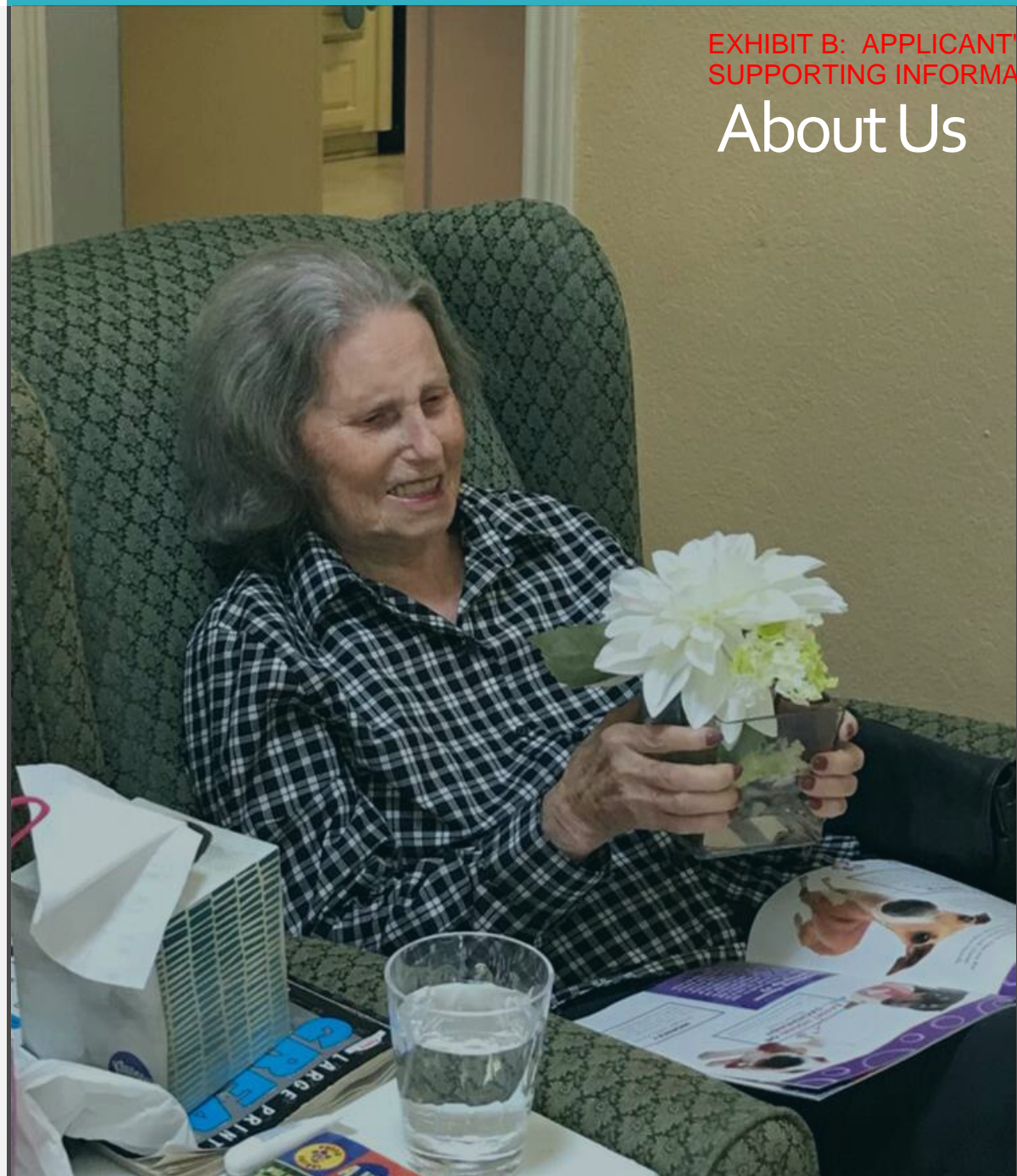


## A Residential Care Home in Coppell for Senior Women

- Nana's Place is a Residential care home for Senior Women founded February 2018 by Jan and Jack Leathers (25+ yrs. Coppell resident)
- Providing our aging Seniors, a beautiful home setting with these services:
  - 24/7 caregiver services
  - Meals designed for each resident
  - Personal care plan
  - On-site professional services available

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION

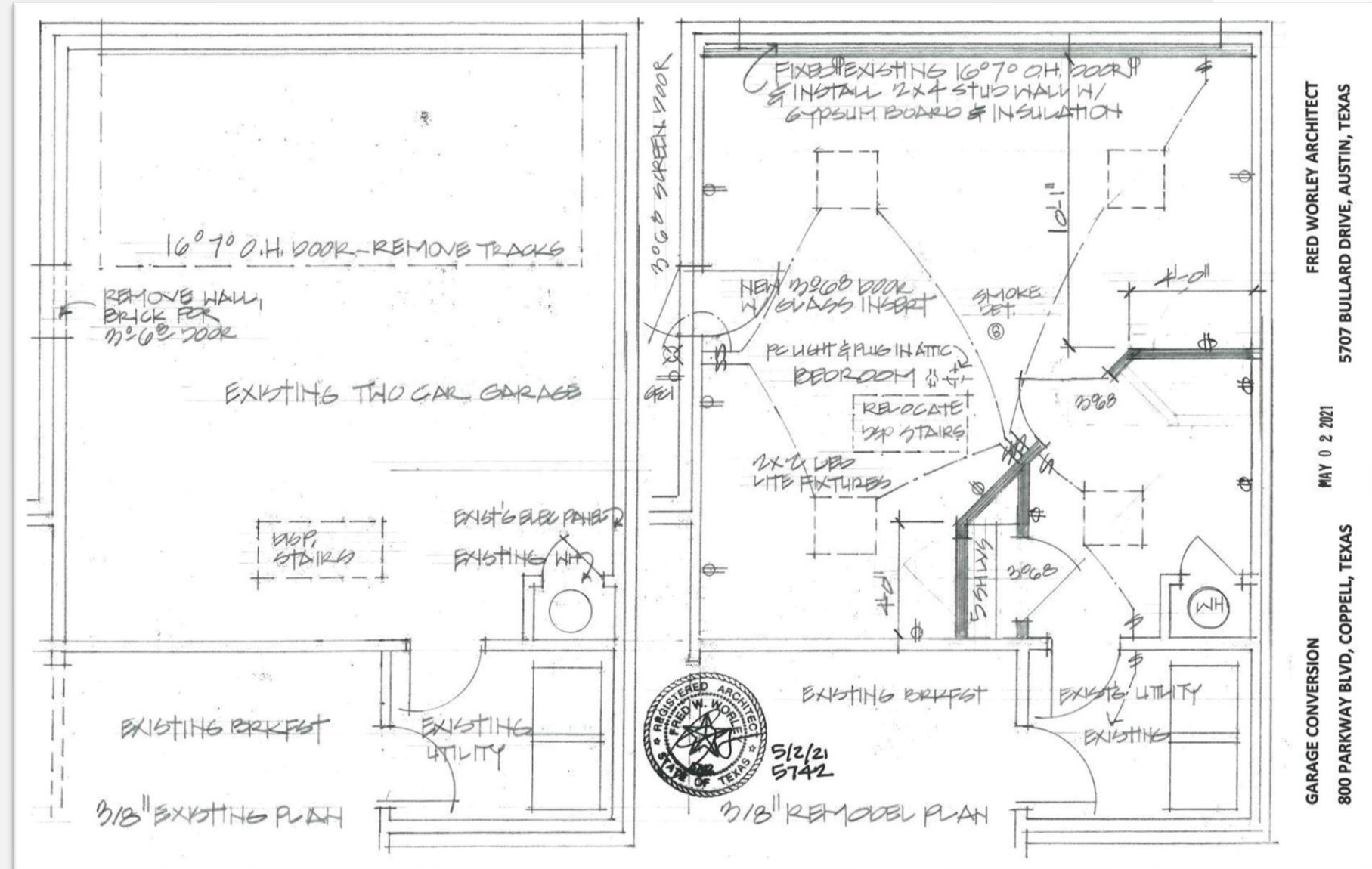
## About Us



## EXHIBIT B: APPLICANT'S SUPPORTING INFORMATION

- Increasing demand for Residential Care Homes in Coppell
- Increased costs to meet all the licensing requirements for the City of Coppell and Texas Health and Human Services

Additional residential accommodations are necessary to maintain operation of Nana's Place in Coppell



# There will be No Impact to Parking and Neighbors

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION

There is no HOA

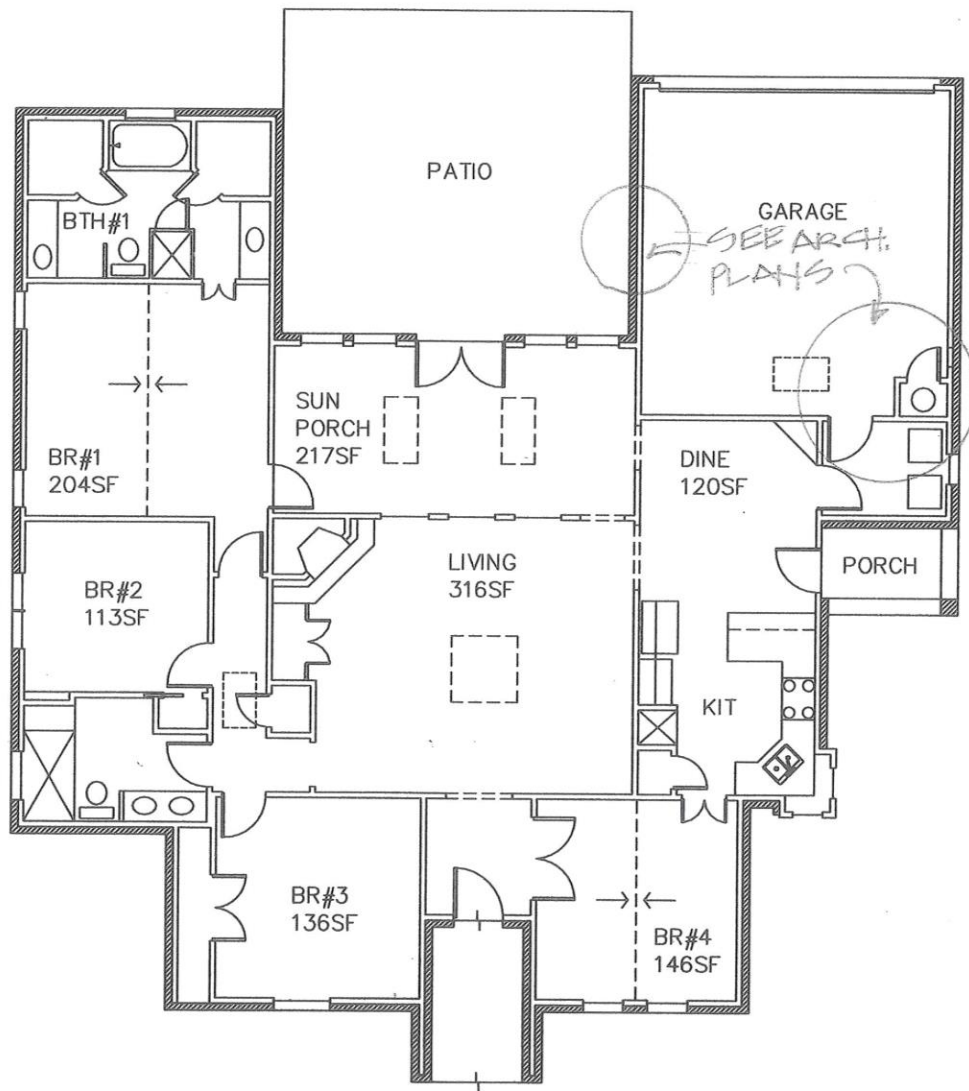
The garage door will be left in place, so no visual changes from street, alley or neighbors

A door will be added from garage to the patio for Life Safety requirements

No impact to parking. Rarely do we have more than one car

- Residents do not own nor operate a vehicle
- Caregivers typically do not own a vehicle, or they ride share
- Parkway Blvd provides dedicated street parking for occasional visitors or medical professionals





EXISTING PLAN

NANA'S PLACE 800 PARKWAY BLVD, COPPELL, TX

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION



VIEW FROM ALLEY



VIEW FROM BACK YARD

# The demand for Assisted Living Homes in Texas



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2010 - 3.8 million people age 60 and older /  
15% of the Texas population

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION

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2050 - expected to grow to 12 million / 22%  
of the Texas population

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35% of Texans age 60 and older have one or  
more disability

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2010 - 305,000 people age 85 and older

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By 2050 the number of people age 85 and  
older is expected to increase to 1.6 million  
(over 500% growth)

The aging of the baby boomers means that within just a couple of decades,  
older people are projected to outnumber children for the first time in U.S. history

# The lack of Residential Care Homes in Coppell

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION

- Families in and around Coppell have very few options for finding a care home nearby.
- Cost of Homes combined with the investment for licensing purposes impedes new facilities from opening in Coppell.
- The two Care Homes currently in Coppell:
  - **Nana's Place** (our home): 4-bedroom house
  - **4-Seasons Senior Living**: 4-bedroom house plus 2-bed garage conversion



Dallas:	79
Plano:	71
Fort Worth:	32
Arlington:	29
McKinney:	28
Allen:	25
Garland:	17
Richardson:	14
Lewisville:	14
Frisco:	10
HEB:	7
Flower Mound:	5
Denton:	5
Keller:	4
Rowlett/Rockwall:	3
Coppell:	2

# Obtaining a THHS Licensed Type B Assisted Living Facility in Texas

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION

## \*Life Safety Code (NFPA 101)

- Fire alarm and smoke detection system throughout w/ monitoring service
- Fire sprinkler system throughout the inside and outside of the facility; including attic
- Lighted Emergency Exit signs throughout
- All exit access doors open with a single release action
- Flame retardant window shades/curtains
- Fire retardant wood paneling
- Fire retardant attic pulldowns

## Licensing Standards for ALF

- All bedrooms must have 100 sq/ft of living space
- Bedroom doors must have 32" door clearance for wheelchair
- Caregivers are trained under state regulated guidelines
- Documentation and logs exist for procedures, emergency, medication, etc.

## Texas Accessibility Standards (TAS)

- Wheelchair ramps installed at all exits and doorways
- TAS compliant door hardware throughout
- TAS compliant grab bars in bathrooms
- Standard wheelchair roll-in type shower compartment with a 5' turn radius

Our estimated investment to meet THHS licensing is about \$100k on top of the cost of the home purchase

\*Coppell Fire Marshall has issued our CO for meeting these requirements



# If our permit request is not granted?

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION

We cannot own and operate Nana's Place in Coppell. Families will have to look outside the city of Coppell

## Ownership and Licensing Costs

- We have purchased a single-story home with easy emergency medical access
  - Few single-story homes in Coppell accommodate more than 4 residents without garage expansion
- We have already made home improvements required for Licensing in Texas



## Operating Costs

- Ongoing operating costs of 24/7 personal care
  - Round the clock Caregivers caring for non-ambulatory residents
  - Customized Food Plans for each resident's dietary needs
  - Personal Hygiene Care and Supplies
  - Onsite Medical Care services available

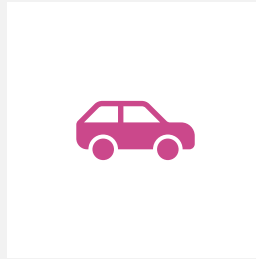


## Our Impact Without Permit

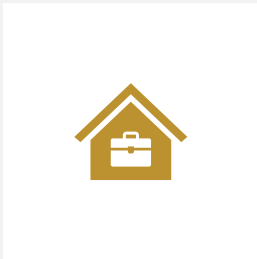
- We would be forced to close Nana's Place!
- Our residents' families would have to relocate to cities further away
- This leaves Coppell with only 1 Residential Care Home
- This same garage restriction will block other ALF homes from opening in Coppell.



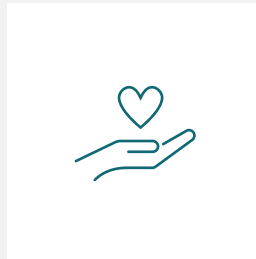
Only 1 of 2  
Licensed ALFs in  
Coppell



No Parking  
Impact



Visually  
unchanged from  
the outside



High Standard of  
Care for our  
Coppell Seniors

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION



# Approve Permit

Allow for Garage Remodel at  
Nana's Place



*Nana's Place*

# What Coppell families say about Nana's Place

EXHIBIT B: APPLICANT'S  
SUPPORTING INFORMATION



*"My family and I note that the owners Jan and Ruth, and the staff especially Grace & her team, provided personalized, professional, and compassionate treatment of our mom."*  
Jeff J.



*"Thank you for all the excellent care my mom receives at Nana's Place. We appreciate all you do."*  
Jamie L

*"Nana's Place is such a blessing"*  
Peggy T.



— Est. 2018 —

*"There is a need for licensed homes in Coppell. We work with families daily/weekly that are specifically looking for licensed homes."*

Kimberly C. - Senior Living Specialists









EXHIBIT C: AREA MAP

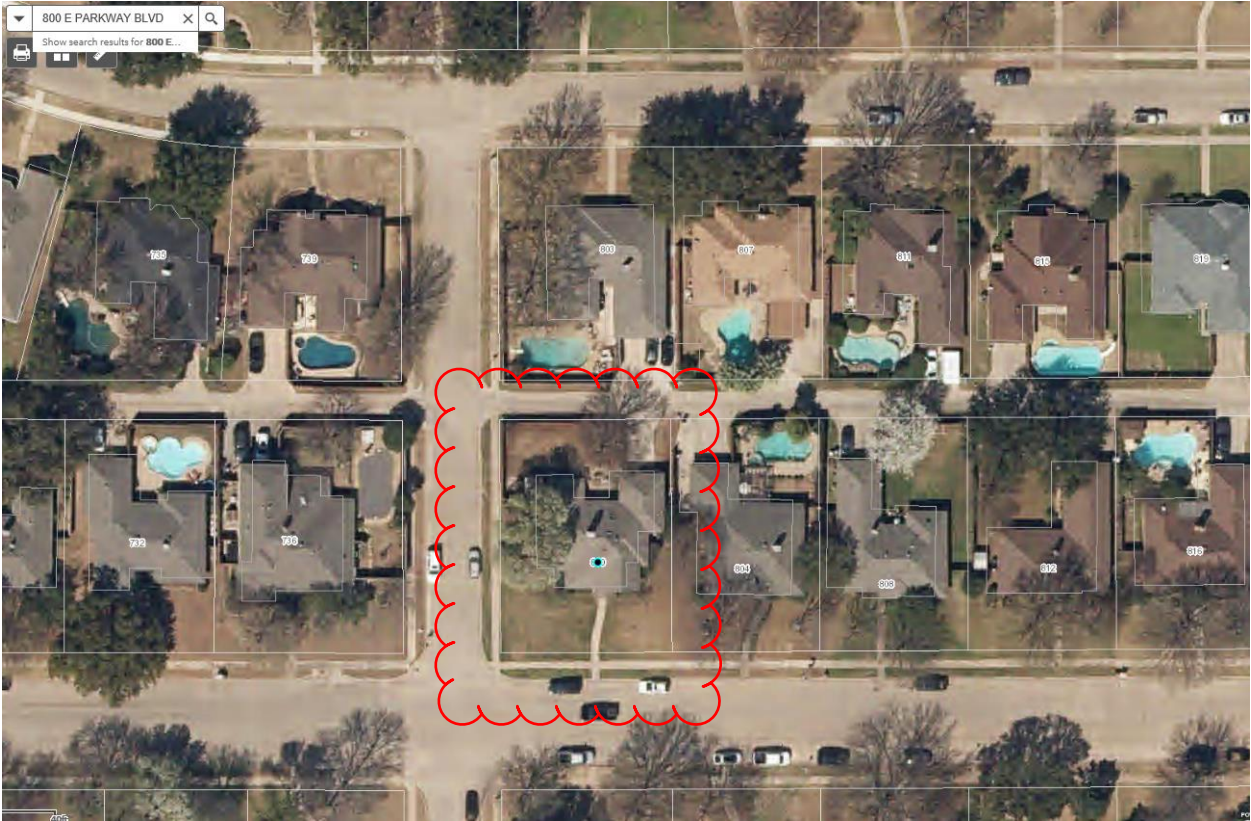
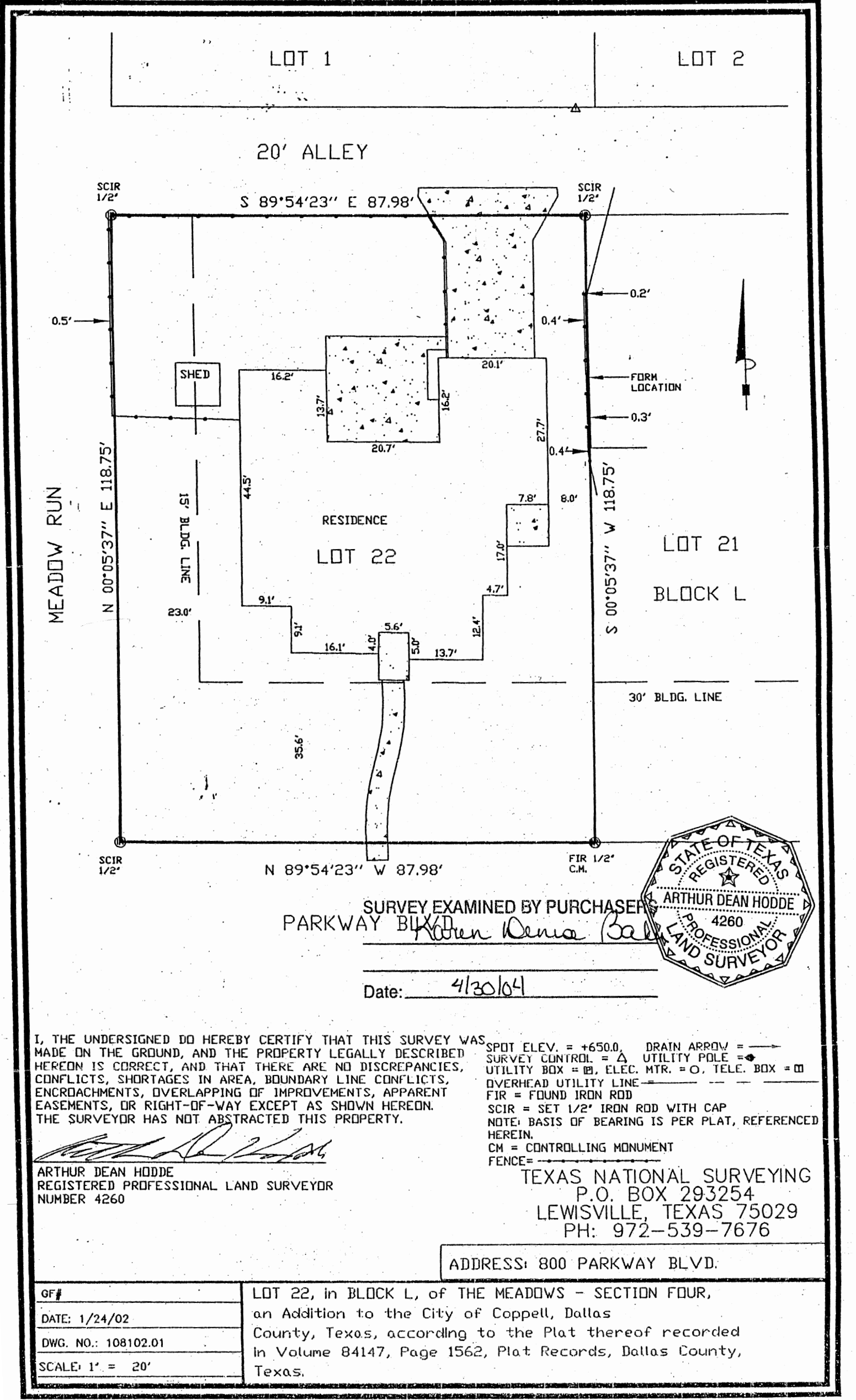


EXHIBIT D: SITE PHOTOS









# PERMIT DETAILED REPORT (BLDR21-02-020037) FOR THE CITY OF COPPELL TEXAS

<b>Permit Type</b> Building (Residential)	<b>Project:</b>	<b>App Date:</b> 02/25/2021
<b>Work Class:</b> Alteration	<b>District:</b> Coppell	<b>Issue Date:</b> NOT ISSUED
<b>Status:</b> Denied	<b>Square Feet:</b> 340.00	<b>Exp Date:</b> NOT AVAILABLE
<b>Description:</b> We own and operate a Residential Assisted Living facilities for Senior Citizens. Due to increase demand, we are looking at adding more capacity by converting the garage in to a bedroom	<b>Valuation:</b> \$0.00	<b>Final Date:</b> NOT FINALED

## EXHIBIT F: BUILDING PERMIT APPLICATION

<b>Parcel:</b> 180026800L0220000 Main	<b>Address:</b> 800 Parkway Blvd Coppell, Main	<b>Zone:</b> 281 (SF-9) Main
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<b>Applicant</b>	<b>Architect</b>
Jack Leathers	Fred Worley
800 Parkway Blvd Coppell, TX 75019	
Home:	Home: 5124522138
Business:	Business: 5124522138
Mobile:	Mobile: 5124522138

Note	Created By	Date and Time Created
1. Need GC and subs; waiting on suzanne to advise if ok to submit for review	Vandana Sayegh	February 25, 2021 2:58 pm
2. Subitted to suzanne to deny for variance request	Vandana Sayegh	February 25, 2021 3:12 pm

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	AddAltRepAcc Permit Fee	\$153.00	\$0.00
	Total for Invoice NOT INVOICED	\$153.00	\$0.00
	<b>Grand Total for Permit</b>	<b>\$153.00</b>	<b>\$0.00</b>

LEAVE GARAGE DOOR OR REPLACE WITH FACADE

EXHIBIT F: BUILDING PERMIT APPLICATION

3 CAN LED LIGHTS

TWO BED BEDROOM

PATIO

1 CAN LED

BRKFST

UTILITY

