

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Case No.: PD-267R-RBN, Avalon

P&Z HEARING DATE: June 19, 2014

C.C. HEARING DATE: July 8, 2014

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: SWC of Village Parkway and Kimbel Kourt

SIZE OF AREA: 0.7 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change request to PD-267R-RBN (Planned Development-267 Revised-Residential Urban Neighborhood), to allow nine (9) townhouses.

APPLICANT:

Prospective Purchaser:
Sudhakar Allada
10007 Stone Harbor Way
Irving, Texas 75063
sallada@yahoo.com

Architect:
Greg Frnka
440 W. Bethel Road
Coppell, Texas
972-824-7966
gpfarchitects@gmail.com

HISTORY: This property is the former site of a restaurant which was destroyed many years ago. On November 21, 2013 the Planning and Zoning Commission recommended denial of a PD request to allow 23 multifamily units and 2,915 square feet of office/retail uses on this 0.7 acres of property. This request was not appealed to City Council.

HISTORIC COMMENT: There is a 36-inch caliper and a 40-inch caliper Cottonwood tree which staff was advised might qualify as "witness trees". However, these are neither historic or specimen trees and are proposed to be mitigated as provided in the Tree Preservation Ordinance.

TRANSPORTATION: Village Parkway is a residential collector street built within 60' of R.O.W. Kimbel Kourt is local street built within 50' of R.O.W.

SURROUNDING LAND USE & ZONING:

North – Lakeside Elementary School, MF-2 (Multifamily-2)

South – vacant land and retail uses; PD-223-C (Planned Development-223-Commercial)

East – pumping station and ground water tanks, MF-2 (Multi-family-2)

West – Bank and vacant former pizza delivery restaurant; PD-223-C (Planned Development-223-Commercial)

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 also includes high density attached residential uses, generally greater than 8 dwelling units per acre. The proposed nine townhomes on 0.7 acres of land equates to 12.9 dwelling units per acre.

DISCUSSION:

It is staff’s understanding that the proposed purchaser/developer has met with representatives from the Lakes of Coppell neighborhood and they are in support of this land use, therefore staff’s comments will focus on the technical aspects of this request.

Although not a mixed use as envisioned in the *Comprehensive Plan*, a townhouse project could be appropriate in that it provides residential uses which are higher in density than the typical single family subdivision, while fostering homeownership due to each unit being on a separate lot. This project also provides walkable opportunities to fulfill daily needs, whereas a drug store, bank, grocery and a school are within a block of this development.

As noted above, this request is for nine (9) two-story townhouse units. These homes will be served by a 15 foot wide, one-way, alley which will also accommodate trash pick-up. Fire lane will not be required, as these are individually platted lots. The Homeowners Association will maintain the alley, driveway areas, perimeter landscaping as well as the front yards of these units, outside of the proposed 42” tall decorative metal fence. Front yard fencing is normally not permitted, but may be approved here as a condition to this Planned Development District. There will also be walkways from the townhomes to the sidewalk along Kimbel Kourt. The 200 square foot area within the decorative metal fenced area will be maintained by the individual homeowner. Along the west and southern property lines, abutting the existing non-residential zoning and developments, the applicant is proposing a 8’ wood screening fence.

Lot configurations:

The lots are generally 20’ x 120’, with a maximum 1st floor building footprint of 1,300 square feet. Although these lot widths are narrower than other lots in Coppell, or as provided in the *Zoning Ordinance*, the buildings will be in groups of three so that they will appear to be 60’ foot wide structures which is more compatible with the surrounding development patterns.

The individual lots are irregularly shaped which is troublesome. The lot lines in the rear of the lots have been undulated to accommodate the air conditioning units and other utility boxes. This may pose issue for the homeowner in defining their property lines. The applicant is also proposing a 5’ side yard between the two groups of buildings with an irregular lot line providing two, 175 square foot patio spaces, one in the front portion of the side yard for one lot, and another in the rear

portion of the side yard of the abutting lot. While building code issues will be addressed with limitations on openings, etc. staff questions the functionality of these narrow, adjoining patio areas. In addition, the TH District regulations require a 10-foot separation when three or less units are attached. While this 5-foot separation could be approved as a PD Condition, additional separation should be considered to provide more useable side yard as well as opportunity for light and air.

There will also be HOA maintained, common area (X) lots which will accommodate the various utilities, drainage, screening, perimeter landscaping areas and the mutual access. These X lot areas need to be specified on the site plan, landscape plan and the replat in terms of use, location and area.

Landscaping/Open space:

Given that this is a townhouse project with individually platted lots, the Landscape Ordinance only requires one overstory tree per platted lot, which is being provided. However, staff is concerned with the proposed Ginkgo trees proposed to be planted approximately 3' from the front of the homes within the wrought iron fenced areas. The availability and viability of these trees and the impact of the trees on the home and foundation is questionable. It is recommended that these trees be replaced with another species of overstory trees and be relocated towards the front of the lot to provide a better streetscape design and potential shade for the commonly maintained open areas.

The RBN District requires that 15 percent of the gross land area be in common open space. While the fulfillment of this regulation was envisioned for larger developments, based on 0.7 acres of land, 4,574 square feet of open space is required for this project. This project is exceeding this requirement by providing 3,905 square feet along Kimbel Kourt and an additional 1,188 square feet along Village Parkway for a total of 5,093 square feet. Perimeter landscaping is also being provided along the southern and western property lines abutting the proposed screening fence.

Elevations:

The buildings are proposed to be setback 30 feet from Kimbel Kourt, with the middle unit of each group of three units being stepped back an additional five feet. The front facades will include balconies and porches to add architectural interest to the streetscape. Although the RBN requires a 10' build-to line fronting on a local street, the additional setback is appropriate in this location to be more compatible with the setback established by the existing developments in this immediate area.

The all zoning districts that permit residential uses (except the Historic District) require 80% masonry exterior. This project is proposing 61.4 % masonry (brick), 12% cement plaster (stucco) and 26.3% cement fiber board (siding). Not only does this not comply with the masonry requirement of the *Zoning Ordinance*, it would not be architecturally compatible with the surrounding commercial, institutional or residential developments. Particularly troublesome is the proposed siding on the elevations between the buildings. Although not readily visible from

the public rights-of-way it will appear substandard and may pose a long term maintenance problem.

Even with these shortcomings, given that the citizens who opposed the previous proposal appear to endorse this land use, staff can support this request, if the technical issues are addressed.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-267R-RBN, Avalon subject to the following conditions:

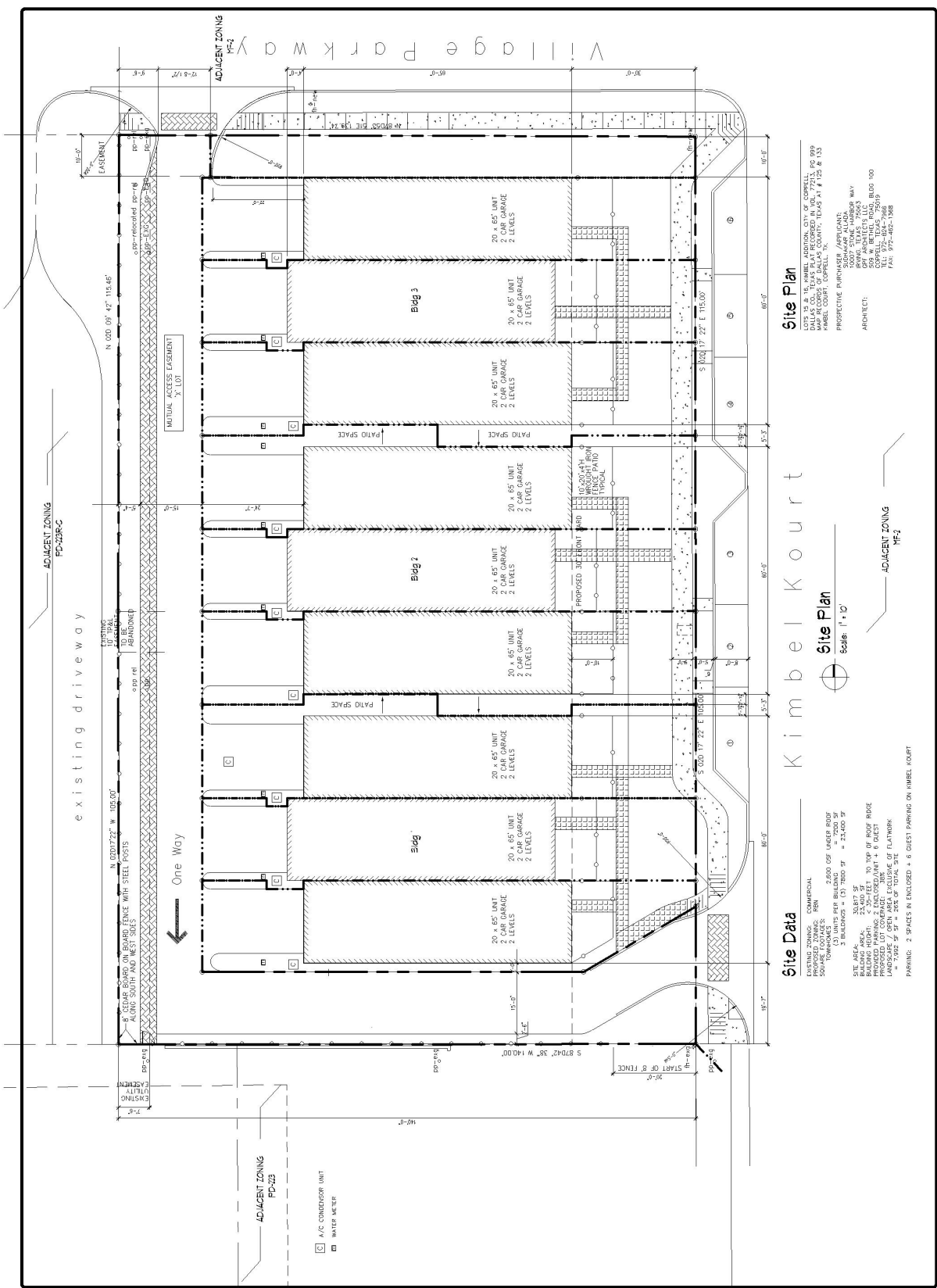
1. There will be additional comments upon detailed engineering review.
2. Resolve the issue with the lot configurations and the placement of air conditioning units and other above ground utility boxes.
3. Include all Common Area (X) Lots on the site and landscape plans, including area calculations of each lot and proposed uses.
4. Add a note specifying that all paving, sidewalks, fencing (wood and wrought iron), on-street parking and landscaping (except the 200 sq. ft. area enclosed with the 42" wrought iron fence) will be maintained by the Homeowners Association.
5. Include all easements existing to remain and proposed easements to the Site and Landscape Plans.
6. Explain the functionality of patio areas between the buildings. Consider increasing the separation between groups of units to a 10 foot minimum.
7. Revise the Landscape Plan to replace the Ginkgo trees with another species of overstory tree and relocate them from 3' in front of the building.
8. Revise the building materials to be in compliance with the 80% masonry requirement.
9. Specify color and material of garage doors.

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

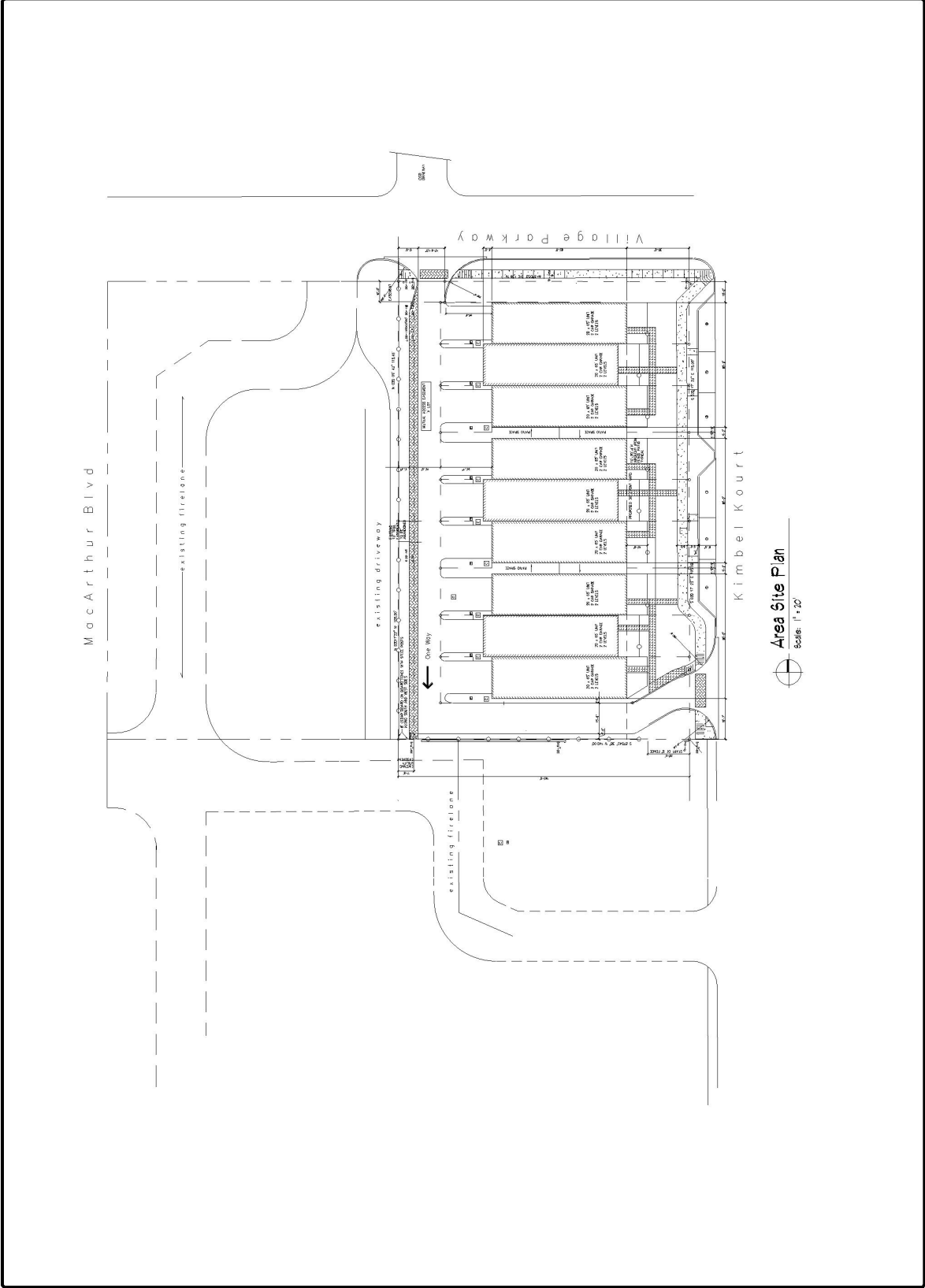
ATTACHMENTS:

1. Site Plan
2. Area Plan
3. Landscape Plan
4. Elevations



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

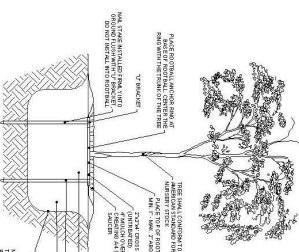
ISSUED FOR PERMITTING
DATE
BY
AS SHOWN
DATE
BY



SECTION 3100 - LANDSCAPE

PAVING - ASPHALT

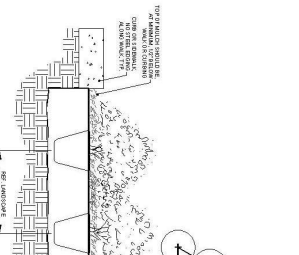
- 1.1 **REFERENCE DOCUMENTS:**
 - A. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
- 1.2 **QUALITY ASSURANCE:**
 - A. MATERIALS SHALL BE TESTED AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
- 1.3 **CONSTRUCTION:**
 - A. SUBGRADE SHALL BE PREPARED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
 - B. ASPHALT SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
 - C. ASPHALT SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.



1 TREE PLANTING

PAVING - ASPHALT

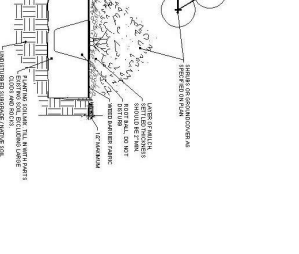
- 2.1 **REFERENCE DOCUMENTS:**
 - A. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
- 2.2 **QUALITY ASSURANCE:**
 - A. MATERIALS SHALL BE TESTED AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
- 2.3 **CONSTRUCTION:**
 - A. SUBGRADE SHALL BE PREPARED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
 - B. ASPHALT SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
 - C. ASPHALT SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.



2 SHRUB PLANTING

PAVING - ASPHALT

- 3.1 **REFERENCE DOCUMENTS:**
 - A. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
- 3.2 **QUALITY ASSURANCE:**
 - A. MATERIALS SHALL BE TESTED AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
- 3.3 **CONSTRUCTION:**
 - A. SUBGRADE SHALL BE PREPARED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
 - B. ASPHALT SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.
 - C. ASPHALT SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.



3 SHRUB SPACING AND PLANTING AT B.O.C.

LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.

2. ALL PLANTINGS SHALL BE TESTED AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.

3. ALL PLANTINGS SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, EDITION 2004, DIVISION 31, PART 31.05, ASPHALT PAVEMENT.

NO. 001	DATE: 11/10/2008
NO. 002	DATE: 11/10/2008
NO. 003	DATE: 11/10/2008

LANDSCAPE NOTES
SPECIFICATIONS AND
DETAILS

AWP
ARCHITECTS

11/10/2008

REVISION	BY
1	
2	

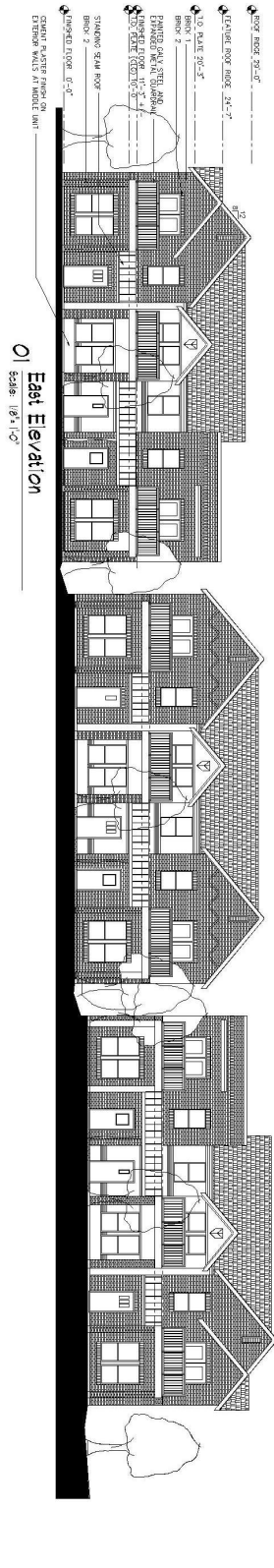
ISSUED BY: [Signature]
DATE: [Date]
AS SHOWN
SCALE: 1/2"

L1
2

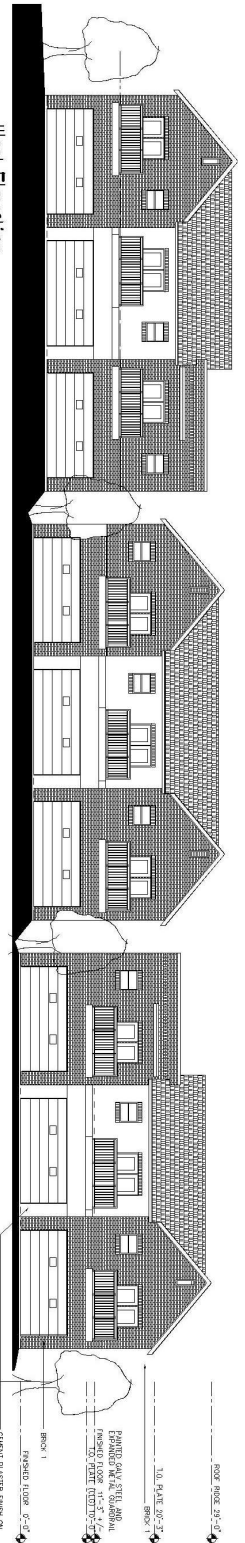
Avalon
Kimbel Court at Village Parkway
Coppell, Texas 75019

GPF
ARCHITECTS
L.L.C.
2008 W. BERRY LANE, SUITE 1300
DALLAS, TEXAS 75201
PHONE: 214-343-2800
FAX: 214-343-2801
WWW.GPFARCHITECTS.COM

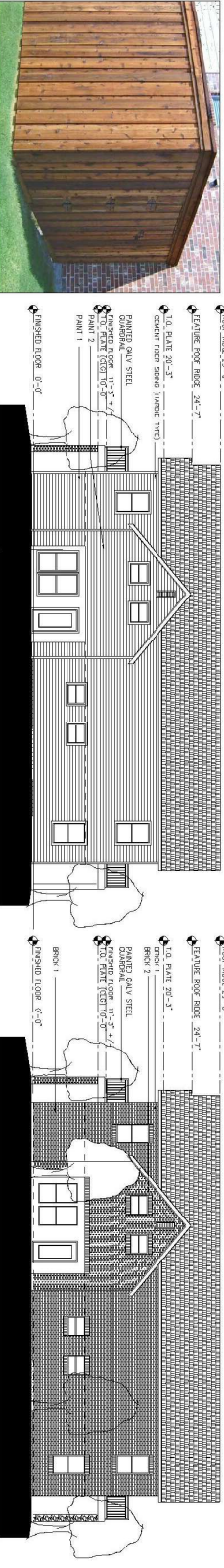
NO. 001	DATE: 11/10/2008
NO. 002	DATE: 11/10/2008
NO. 003	DATE: 11/10/2008



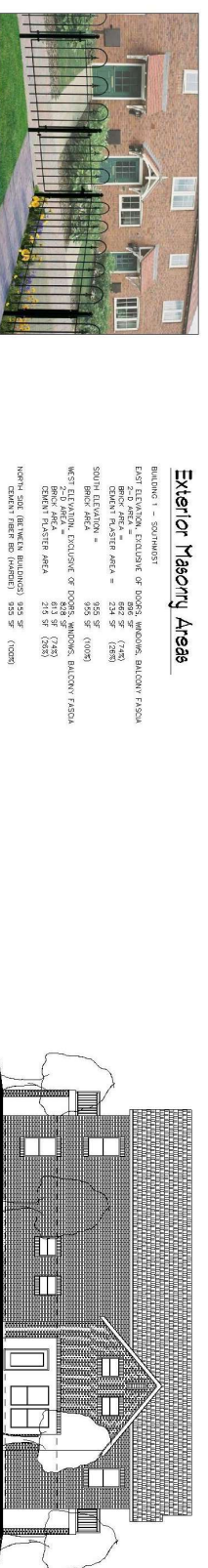
01 East Elevation
Scale: 1/8" = 1'-0"



02 West Elevation
Scale: 1/8" = 1'-0"



03 North Elevation Bldg 1 (between bldgs)
Scale: 1/8" = 1'-0"



04 South Elevation
Scale: 1/8" = 1'-0"



05 South and West Perimeter Fence
No Scale



06 Patio Fence
No Scale

Exterior Masonry Areas

BUILDING 1 - SOUTHWEST

EAST ELEVATION, EXCLUSIVE OF DOORS, WINDOWS, BALCONY FASCIA

BRICK AREA = 657 SF (74%)

STONE AREA = 238 SF (26%)

SOUTH ELEVATION, EXCLUSIVE OF DOORS, WINDOWS, BALCONY FASCIA

BRICK AREA = 458 SF (40%)

STONE AREA = 678 SF (60%)

WEST ELEVATION, EXCLUSIVE OF DOORS, WINDOWS, BALCONY FASCIA

BRICK AREA = 613 SF (74%)

STONE AREA = 215 SF (26%)

NORTH SIDE (BETWEEN BUILDINGS) 525 SF (100%)

CONCRETE FINDER (NO HANDING) 925 SF (100%)

CUMULATIVE AREAS

BRICK 2,230 SF (61.4%)

STONE 1,450 SF (38.6%)

CONCRETE FINDER BOARD 450 SF (10.0%)

	<p>©2017</p> <p>THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>
	<p>APPROVED: _____</p> <p>DATE: _____</p>
<p>ISSUED FOR: _____</p> <p>PROJECT: _____</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>30</p> <p>A3.00</p> <p>REVISED</p>

Avalon
 Kimbel Court at Village Parkway
 Coppell, Texas 75019

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Kimbel Addition, Lots 1-9, 1X & 2X, Block B

P&Z HEARING DATE: June 19, 2014

C.C. HEARING DATE: July 8, 2014

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: SWC of Village Parkway and Kimbel Kourt

SIZE OF AREA: 0.7 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A replat of Lots 15 & 16 of the Kimbel Addition to allow nine (9) townhouse lots.

APPLICANT:

Prospective Purchaser:
Sudhakar Allada
10007 Stone Harbor Way
Irving, Texas 75063
sallada@yahoo.com

Surveyor:
Data Land Services
P.O. Box 2110
Forney, Texas 75216
972-564-6166

HISTORY:

This property is the former site of a restaurant which was destroyed many years ago. On November 21, 2013 the Planning and Zoning Commission recommended denial of a PD request to allow 23 multifamily units and 2,915 square feet of office/retail uses on this 0.7 acres of property. This request was not appealed to City Council.

HISTORIC COMMENT:

There is a 36-inch caliper and a 40-inch caliper Cottonwood tree which staff was advised might qualify as "witness trees". However, these are neither historic or specimen trees and are proposed to be mitigated as provided in the Tree Preservation Ordinance.

TRANSPORTATION:

Village Parkway is a residential collector street built within 60' of R.O.W.
Kimbel Kourt is local street built within 50' of R.O.W.

SURROUNDING LAND USE & ZONING:

North – Lakeside Elementary School, MF-2 (Multifamily-2)
South – vacant land and retail uses; PD-223-C (Planned Development-223-Commercial)
East – pumping station and ground water tanks, MF-2 (Multi-family-2)
West – Bank and vacant former pizza delivery restaurant; PD-223-C (Planned Development-223-Commercial)

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 also includes high density attached residential uses, generally greater than 8 dwelling units per acre. The proposed nine townhomes on 0.7 acres of land equates to 12.9 dwelling units per acre.

DISCUSSION:

This re plat is the companion to the rezoning requested to allow nine townhome units on this property. There are significant revisions that are needed which are detailed under the recommendation section of this staff report.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Kimbel Addition, Lots 1-9, 1X and 2X, Block B, subject to the following conditions:

1. There will be additional comments upon detailed engineering review.
2. Title the plat “Kimbel Addition, Lots 1-9, 1X & 2X, Block B” and include it in the City Secretary’s signature block.
3. Revise the Lot numbers to remove the “C-” and add Lots 1X and 2X on the common area lots.
4. Provide verification that the existing power poles will be removed and the T.P.&L easement will be abandoned.
5. Verify the lot sizes, why is there over a 5-foot variation in lot depth between Lots 4 and 5?
6. Accurately locate and label all easements and X-lots, including, but not limited to:
 - a. The northern portion of Lot 1 should be a common area (2X) lot with landscape, drainage and utility easements.
 - b. The 15’ alley and abutting landscaped areas also needs to be designated as a common area (1X) lot with landscaping, mutual access and utility easements.
7. Add the right-of-way widths on Kimbel Kourt and Village Parkway.
8. The Replat includes a 6’ sidewalk easement, and the site plan indicates a 5’, which is correct?
9. Correct the spelling of; Council in the City Secretary’s signature block, Tollway in the location map, Court to Kourt, and Frankford in the owner’s address.

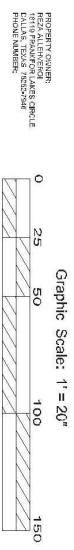
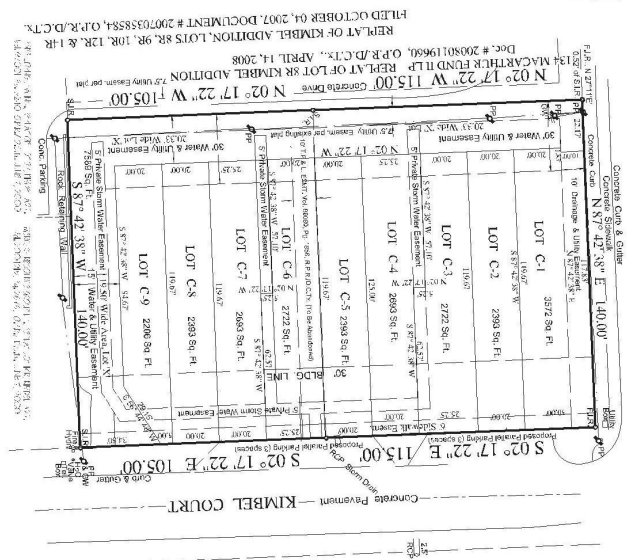
ALTERNATIVES:

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

ATTACHMENTS:

1. Replat

VILLAGE PARKWAY - Concrete Pavement



THIS TRACT IS WITHIN ZONE 7 UNDESIGNED AREAS BELONGING TO BE OUTSIDE THE CITY OF COPPELL, DALLAS COUNTY, TEXAS. THE CITY OF COPPELL HAS THE AUTHORITY TO DESIGN AND CONSTRUCT THESE AREAS AND TO PROVIDE MAINTENANCE THEREON. THE CITY OF COPPELL HAS THE AUTHORITY TO DESIGN AND CONSTRUCT THESE AREAS AND TO PROVIDE MAINTENANCE THEREON. THE CITY OF COPPELL HAS THE AUTHORITY TO DESIGN AND CONSTRUCT THESE AREAS AND TO PROVIDE MAINTENANCE THEREON.

OWNERS ESCROW

THE SELLER HEREBY WARRANTS THAT THE PROPERTY IS FREE FROM ALL ENCLUMBRANCES, UNLESS OTHERWISE SPECIFIED IN THIS INSTRUMENT. THE SELLER WARRANTS THAT THE PROPERTY IS FREE FROM ALL ENCLUMBRANCES, UNLESS OTHERWISE SPECIFIED IN THIS INSTRUMENT. THE SELLER WARRANTS THAT THE PROPERTY IS FREE FROM ALL ENCLUMBRANCES, UNLESS OTHERWISE SPECIFIED IN THIS INSTRUMENT.

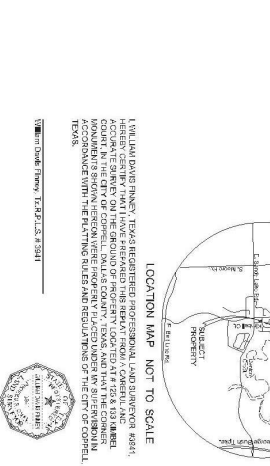
NOTARY PUBLIC

I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was duly executed by the parties herein named on the date and at the place stated.

WITNESSES

Witness my hand and seal of office this _____ day of _____, 2014.

LOCATION MAP NOT TO SCALE



STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY EXECUTED BY THE PARTIES HERIN NAMED ON THE DATE AND AT THE PLACE STATED.

NOTARY PUBLIC

I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was duly executed by the parties herein named on the date and at the place stated.

WITNESSES

Witness my hand and seal of office this _____ day of _____, 2014.

REPORT OF LOTS 1 & 16, KIMBEL ADDITION, THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, PLAT RECORDED IN VOL. 77213, PG. 999, MAP RECORDS DALLAS COUNTY, TEXAS, AT #125 & 133, KIMBEL COURT, COPPELL, TX, IN BLDG ADJCK SURVEY, ASBTRACT NUMBER 980, DALLAS COUNTY, TX.

DATE: MAY 20, 2014