

FILE NUMBER: Z190-269(CT) **DATE FILED:** May 22, 2020
LOCATION: Southeast line of East Belt Line Road, east of Denton Tap Road
COUNCIL DISTRICT: 6 **MAPSCO:** 11A - B; C; F
SIZE OF REQUEST: 4.96 acres **CENSUS TRACT:** 141.27

REPRESENTATIVE: MASTERPLAN

APPLICANT: DART

OWNER: City of Coppell

REQUEST: An application for a Planned Development District for A(A) Agricultural District Uses and a transit passenger center on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow for the construction of a DART Rail Transit Center and parking for the future Cypress Waters Station on the DART Silver Line.

CPC RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is zoned an A(A) Agricultural District and is currently undeveloped.
- The purpose of requesting the zoning change is to develop the site with a DART transit passenger center. The applicant seeks a Planned Development District to allow the transit passenger center use by right and for parking in the setbacks.

Zoning History: There have been no zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East Beltline Road	Principal Arterial	130 feet

Traffic.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE
TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE
ENVIRONMENT

Policy 1.4.2 Develop a multi-modal transportation network.

TRANSPORTATION

GOAL 1.4 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.1 Support expansion of Dallas' public transit system.

Land Use:

	Zoning	Land Use
Site	A(A)	Undeveloped land
North	City of Coppel	Single Family
East	A(A)	Undeveloped land
South	A(A), PD No. 741	Undeveloped land
West	City of Coppel	Office/Warehouse

Land Use Compatibility:

The subject site is surrounded by single family uses to the north and office/warehouse use to the west of the subject site, which are in the City of Coppel. There are undeveloped tracts of land to the south and east of the subject site. Planned Development District No. 714 is south of the site and has recently been developed with multifamily, retail/personal service and office uses in the southern portion of the PD.

The purpose of requesting the zoning change is to develop the site with a DART transit passenger center. The construction of the new transit passenger center will allow for the addition of the Cypress Waters Station on the DART Silver Line. The PD allows for the transit passenger center use by right and proposes parking in the required the front yard setbacks for the use.

Parking:

There are no off-street parking requirements for the transit passenger center use. However, as depicted on the proposed development plan a total of 191 off-street parking spaces will be provided.

Landscaping:

Due to overhead powerlines on the site, it would be difficult to follow the standards of Article X. Therefore, the applicant has supplied a landscape plan that avoids such problem areas while adding additional landscaping where the site allows.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>Existing:</i> A(A) Agricultural District	50'	20' side yard 50' rear yard for SFD 10' for other permitted structure	No Max	24'	10% for residential structures; 25% for non-residential structures		Agricultural
<i>Proposed:</i> PD	As depicted on Development Plan	As depicted on Development Plan	No Max	24'	10% for residential structures; 25% for non-residential structures		Transit Center

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is not within an MVA Cluster and there no MVA Clusters in proximity of the site.

List of Officers

City of Coppel

Karen Hunt, Mayor
Cliff Long, Place 1
Brianna Hinojosa-Smith, Place 2
Wes Mays, Place 3
Gary Roden, Place 4
Nancy Yingling, Place 5
Biju Mathew, Place 6
Mark Hill, Mayor Pro Tem

Mile Land, City Manager

DART

Board of Directors

City of Dallas

- Sue S. Bauman
- Ray Jackson
- Patrick Kennedy
- Jon-Bertrell Killen
- Michele Wong Krause
- Amanda Moreno
- Dominique P. Torres

City of Dallas and Cockrell Hill

- Eliseo Ruiz III

City of Garland

- Jonathan R. Kelly

City of Irving

- Rock Stopfer

City of Plano

- Paul N. Wageman

Cities of Richardson and University Park, Towns of Addison and Highland Park

- Gary Slagel

Cities of Carrollton and Irving

- Doug Hrbacek

Cities of Plano and Farmers Branch

- Robert C. Dye

Cities of Garland, Rowlett, and Glenn Heights

- Mark C. Enoch

**PRIOR CPC ACTION
SEPTEMBER 17, 2020**

Motion: It was moved to recommend **approval** of a Planned Development District for A(A) Agricultural District Uses and a transit passenger center, subject to development plan, landscape plan, and conditions on property zoned an A(A) Agricultural District, on the southeast line of East Belt Line Road, east of Denton Tap Road.

Maker: Hampton

Second: Schwope

Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 11

Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Allan Zreet, 1999 Bryan St., Dallas, TX, 75201

Against: None

CPC RECOMMENDED PD CONDITIONS

“ARTICLE

PD

SEC. 51P- _____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on .

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located [insert short description]_____. The size of PD ____ is approximately _____ acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a non-residential zoning district.

SEC. 51P- _____.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.105. MAIN USES PERMITTED.

The only main uses permitted in this district are those main uses permitted in the A(A) Agricultural District, subject to the same conditions applicable in the A(A) Agricultural District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the A(A) Agricultural District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the A(A) Agricultural District is subject to DIR in this district; etc. A transit passenger station or transfer center is allowed by right.

SEC. 51P-____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In this district, the accessory uses not permitted in an A(A) Agricultural District are not permitted in this district.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict, between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the A(A) Agricultural District apply in this district.

(b) Front yard. For a transit passenger station or transfer center the required front yard is as shown on the attached development plan.

(c) Side and rear yard. For a transit passenger station or transfer center the required side and rear yards are as shown on the attached development plan.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. No parking except as shown on the attached development plan is required for a transit passenger station or transfer center.

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Landscaping and screening for a transit passenger station or transfer center must be as shown on the attached development plan with the following conditions:

1. Ornamental trees are allowed to be used as street trees due to overhead telephone and gas pipeline.
 2. No trees allowed within Oncof clearance requirement of 112 feet.
- (c) All plant materials must be maintained in a healthy, growing condition.
- (d) Landscaping for all other uses must be provided in accordance with Article X.
- (e) Trees must be preserved as required in Article X. The requirements for protective fencing and the mitigation of tree removal apply to all uses in this District. No grading may occur and no building permit may be issued to authorize work on the Property until any required protective fencing is inspected and approved by the building official or his designated representative.

SEC. 51P- _____.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

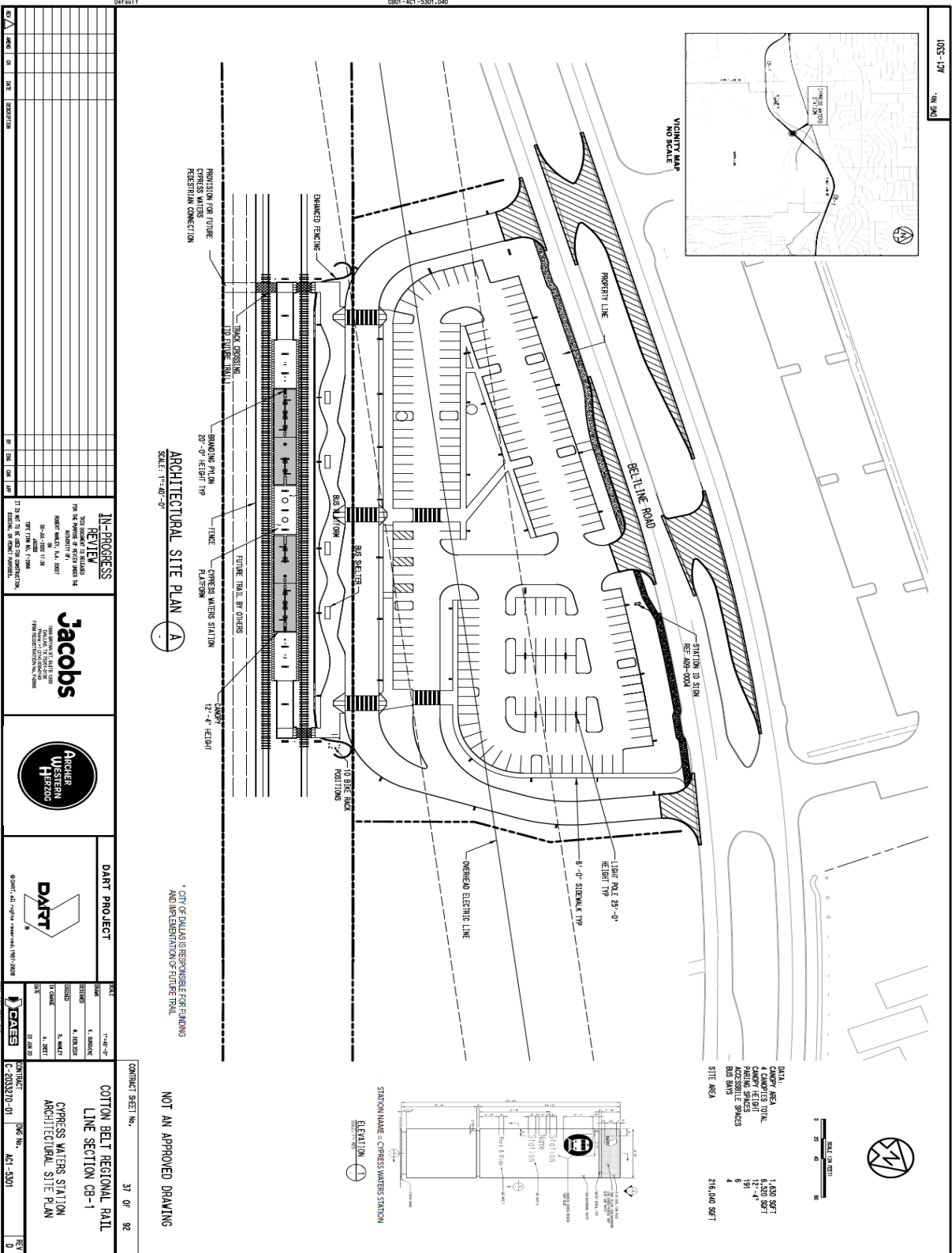
SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

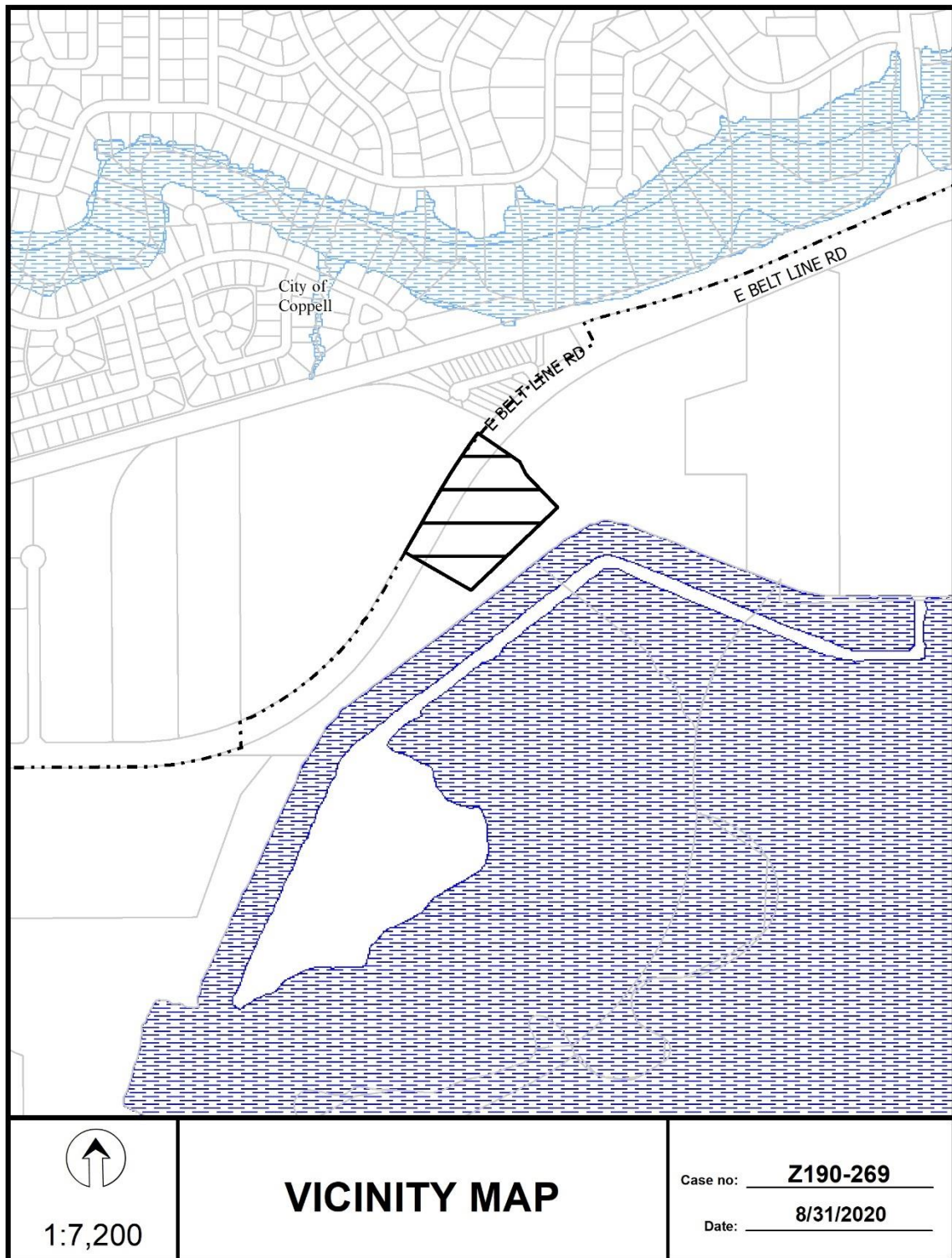
SEC. 51P- _____.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

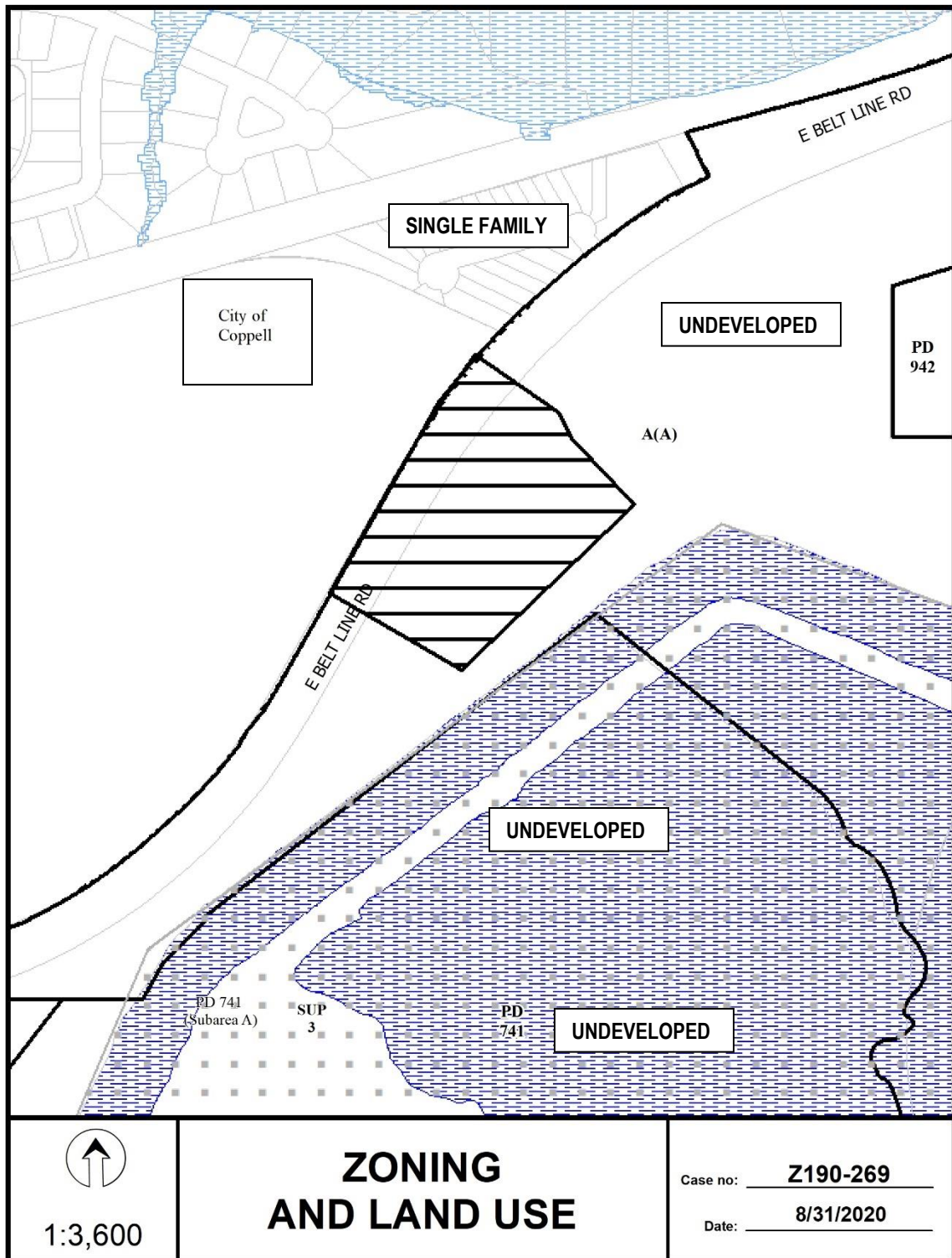
CPC RECOMMENDED DEVELOPMENT PLAN

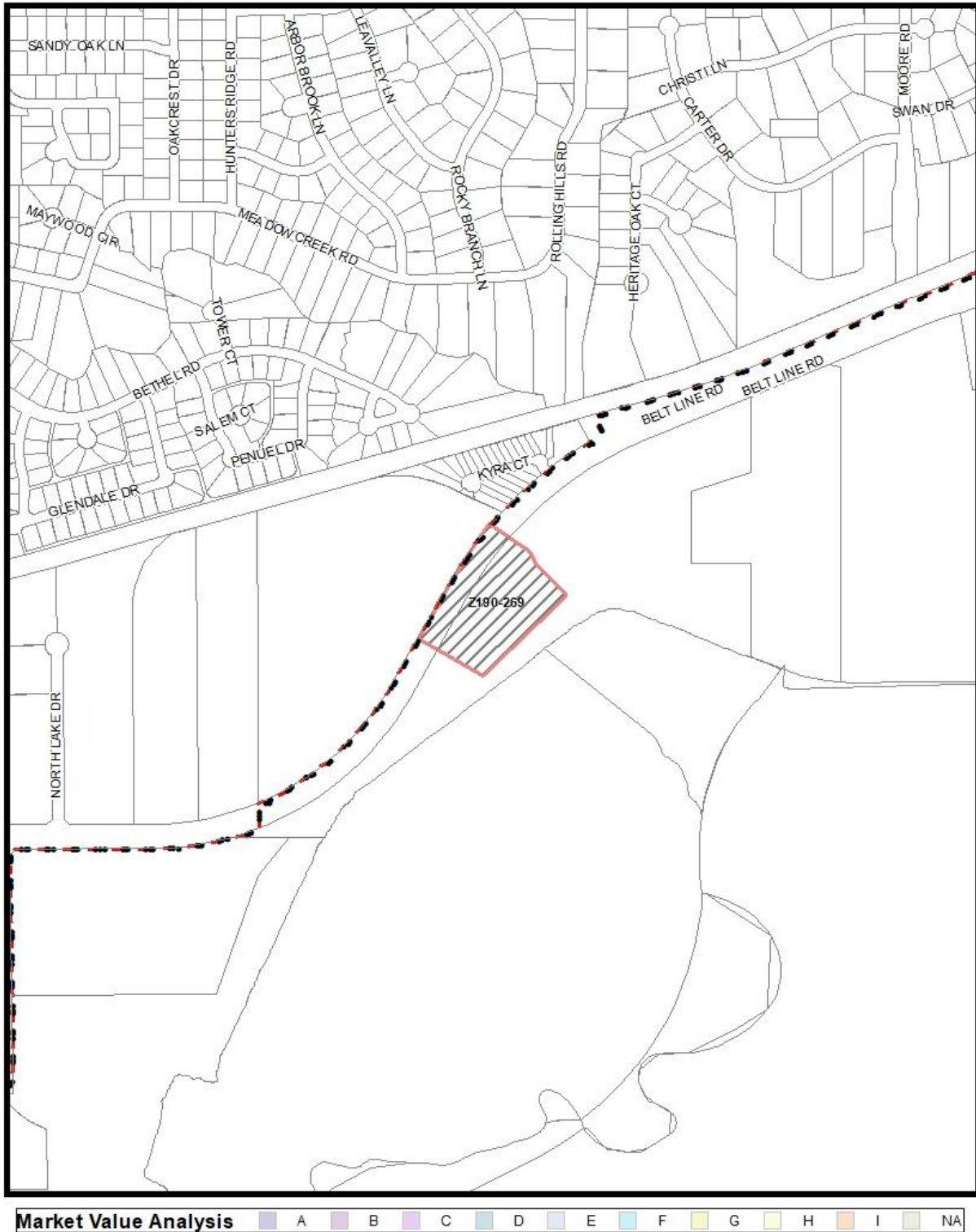










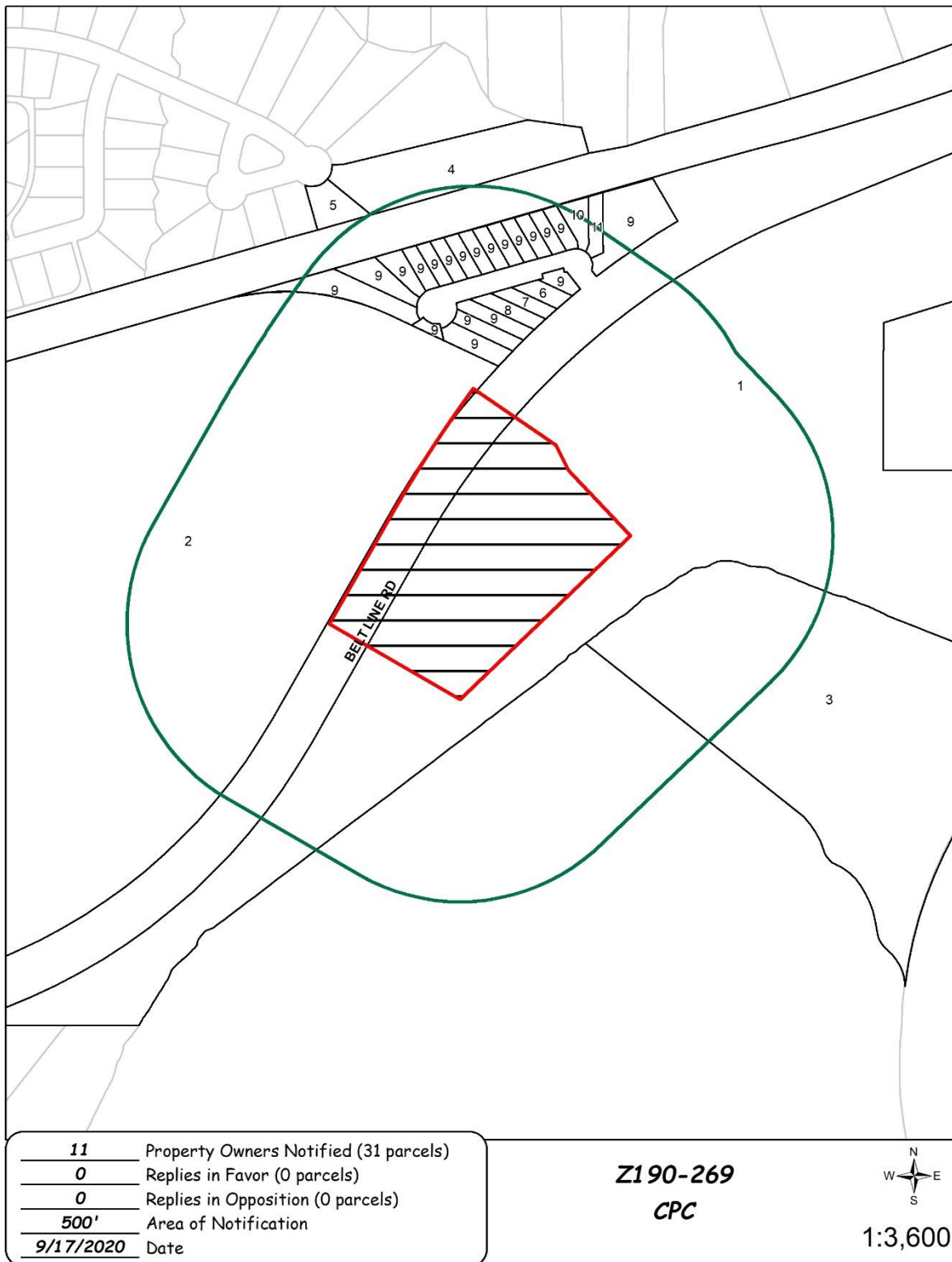


1:7,200

Market Value Analysis

Printed Date: 8/31/2020

CPC RESPONSES



09/16/2020

Reply List of Property Owners

Z190-269

11 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	704	E BELT LINE RD	COPPELL CITY OF
2	346	E BELTLINE RD	BETLINE TRADE A LLC
3	9000	DYNAMO DR	COPPELL CITY OF
4	256	BETHEL RD	KERRIGAN MARCIE L & CRAIG A
5	261	BETHEL RD	SPENCER RICHARD L III &
6	357	KYRA CT	UGAS YAMILET MARYSOL TORO
7	355	KYRA CT	SHARMA VIVEK & SUNEYNA
8	353	KYRA CT	PALAVALLI SASIDHAR
9	351	KYRA CT	HAAS ROSE AT LOST CREEK LLC
10	376	KYRA CT	JENKINS ETHEL LYNN
11	378	KYRA CT	RAO RAGHAVENDER & KAVITA P