

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Diamond Addition (Fire Station #4),
Lot 1 & 2, Block A, Minor Plat/Replat**

P&Z HEARING DATE: July 18, 2019

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

LOCATION: South Side of Northpoint Drive, approximately 700 feet east of Royal Lane

SIZE OF AREA: 6.128 acres of property

CURRENT ZONING: Light Industrial (LI) and PD-194R4R-LI

REQUEST: A portion being a replat of Amberpoint Business Park at Coppell Addition, Lot 2R-3R2, Block A and a Minor Plat of approximately 4.56 acres to establish fire lanes and necessary easements for the construction of Fire Station #4 and Resource Center.

APPLICANT:

Owner:	Architect:
City of Coppell	Kendal Pope
255 Parkway Blvd	BRW Architects
Coppell, TX 75019	3535 Travis Street, Suite 250
	Dallas, TX 75204
	214-528-8704
	kpope@brwarch.com

HISTORY: The City of Coppell acquired a portion (1.567 acres) of the Amberpoint Business Park at Coppell Addition. This portion of the property is undeveloped. The remainder of the property is existing city open space property and includes the existing water tower located on proposed lot two.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Northpoint Drive is a 41' two-lane concrete undivided thoroughfare within a 60' right-of-way.

SURROUNDING LAND USE & ZONING:

North:	Office/warehouse; PD-194R2-LI
South:	Wagon Wheel Park; LI (Light Industrial)
East:	Wagon Wheel Park; LI (Light Industrial) & Office/Warehouse (PD-194R4R-LI)
West:	Office/warehouse; LI (Light Industrial)

COMPREHENSIVE PLAN: *The Coppel 2030 Comprehensive Master Plan*, adopted March 22, 2011, shows the property as suitable for Industrial Special District and Parks and Open Space.

DISCUSSION: This plat incorporates the panhandle portion of the Amberpoint Business Park at Coppel Addition (Lot 2R-3R2, Block A), as well as some unplatted property owned by the City of Coppel. The plat addresses the easements and fire lanes required for the existing water tower and proposed Fire Station #4 and Resource Center. This plat is the companion item to the zone change request PD-300-LI, which will allow for the construction of the fire station and resource center. The new fire station will provide needed emergency medical and fire service delivery to the west side of the city. The fire station will also help the City maintain its ISO (Insurance Service Office) Class 1 rating.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Diamond Addition (Fire Station #4), Lots 1 and 2, Block A, subject to the following conditions being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. Filing subject to the filing of Amberpoint Business Park at Coppel Addition, Lots 2R-3R1 and 2R-3R2, Block A.

ALTERNATIVES:

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

ATTACHMENTS:

1. Minor Plat/Replat