

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Victory at Coppell Addition, Final Plat, Lots 1-10, Block A**

**P&Z HEARING DATE:** March 16, 2023

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

**LOCATION:** East side of S. Belt Line Road, between Dividend Drive and Hackberry Road

**SIZE OF AREA:** 16.766 acres of property

**CURRENT ZONING:** PD-301R3-HC (Planned Development 301-Revision 3- Highway Commercial)

**REQUEST:** To create 10 lots, with associated easements and fire lanes for the construction of 10 new commercial buildings.

**APPLICANT:**

<b>Engineer:</b> John Gardner Kirkman Engineering 5200 State Highway 121 Colleyville, Texas 76034 817-488-4960 <a href="mailto:john.gardner@trustke.com">john.gardner@trustke.com</a>	<b>Owner:</b> Victory Retail Coppell, LLC 2911 Turtle Creek Blvd, Suite 700 Dallas, Texas 75219 <a href="mailto:bmendoza@vg-re.com">bmendoza@vg-re.com</a> 469-646-6184
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**HISTORY:** The property was preliminary platted in August 2022.

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

**TRANSPORTATION:** South Belt Line Road is a six-lane divided thoroughfare built within a 110-foot right-of-way. Dividend Drive is a four-lane divided thoroughfare and Hackberry Road is a two-lane street.

**SURROUNDING LAND USE & ZONING:**

<b>North:</b>	QuikTrip (PD-237R4-HC); Vacant Land (A - Agricultural)
<b>South:</b>	Springhill Suites Hotel (PD-237R8-HC); City of Dallas (Cypress Waters)
<b>East:</b>	City of Dallas (Cypress Waters)
<b>West:</b>	Caliber Home Loans Office & Point West Development (PD-221-HC)

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Freeway Special District.

**DISCUSSION:**

This is a simple plat request. This is a companion item to PD-301R3-HC (Victory Coppel) approved January 10, 2023, to construct a variety of buildings that will include retail, restaurants, medical office, professional offices and a daycare on 10 lots. A Detail Site Plan has been approved for four of the lots. The fire lanes and easements will also be dedicated by this plat.

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

Staff is recommending approval of Victory at Coppel Addition, Lots 1-10, Block A, Final Plat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. A POA will be required prior to plat filing.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Final Plat