

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**PD-178R2R, Excellent Pet Club,
Town Center West, Lot 2, Block A**

P&Z HEARING DATE: March 19, 2026

C.C. HEARING DATE: April 14, 2026

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

LOCATION: 145 W. Town Center Dr.

SIZE OF AREA: 2.658 acres of property

CURRENT ZONING: Planned Development – 178 Revision 2- Commercial (PD-178R2-C)

REQUEST: A zoning change request from PD-178R2-C (Planned Development-178 Revision 2 – Commercial) to PD-178R2R-C (Planned Development-178 Revision 2 Revised – Commercial) to revise the Detail Site Plan for Building “B” (145 W. Town Center) a former child daycare facility, converting it into a daycare for dogs on 2.658 acres for property located on the south side of Town Center Dr., west of N. Denton Tap Road.

APPLICANT: **Owner:** **Applicant:**
Realtex Ventures, LP TerWisscha Construction Inc. (TWC)

HISTORY: In 1999, PD-178-C was approved to allow the dedication of Town Center West Boulevard right-of-way and the development of commercial buildings on 4.7 acres. In 2000, PD-178R2-C was approved for a Detail Site Plan for Children’s Courtyard, daycare and child development centers, to amend the planned development and allow the construction of a 10,262 square foot daycare and a 10,545 square foot child development center.

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

TRANSPORTATION: Denton Tap Road is a PD6, six-lane divided thoroughfare contained within 110-120 feet of right-of-way. Town Center Boulevard is a 27-foot wide local street.

SURROUNDING LAND USE & ZONING:
North: Residential; PD-129-R2-SF-9
South: Commercial; PD-207-C
East: Retail Commercial Center; PD-178R3-C
West: Residential; SF-12

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Mixed Use Community Center (No Residential).

DISCUSSION:

Detail Site Plan

The site was formerly used as a Children’s Courtyard daycare center. The other building on the lot will continue to be used as a Childdren’s Courtyard daycare center. The two buildings share a lot and parking area. 145 Town Center is proposed to be converted to a Dog daycare center that also offers overnight accommodations. The site will remain relatively the same. The existing play yard will be divided into three play yards for small, medium and large dogs as well as an area for dogs to relieve themselves. There is an existing 6-ft black chain link fence that will remain. They will be placing a new 8-ft board on board wood fence along the northern and southern property lines. The western property line has an existing 6-ft brick wall that will remain. The lot has 55 parking spaces which are shared between the two buildings. Approximately 27 parking spaces are located on their side of the lot. The parking for a pet daycare is identical to a children’s daycare; therefore, there is sufficient parking to accommodate the change of use. There is also an existing shared trash enclosure.

Building Elevations and Signage

The building itself is 11,025-sf and the interior will be renovated to include various dog play areas, a grooming area, food prep and storage areas, and suites for up to 71 dogs. There will also be a waiting area up front, with a reception area, office and staff area. They are proposing a new wall sign on the building that meets sign requirements.

Landscape Plans

There are no plans to change the landscaping on site. Staff is working with the applicant to identify any landscaping that may have died over time and needs to be replaced. Staff is proposing a condition that they replace any landscaping that is missing.

RECOMMENDATION:

Staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. The applicant replace any missing landscaping and allow staff to administratively approve any changes related to the landscaping.

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. Landscape Plan

3. Floor Plan
4. Wall Sign
5. Fencing Plan