

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Rescind - S-1262-LI Driversselect (Four Seasons Addition, Lot 1)

P&Z HEARING DATE: March 22, 2018

CC HEARING DATE: March 27, 2018

STAFF REP.: Marcie Diamond, Assistant Director of Community Development/Planning

LOCATION: 100 S. Royal Lane

SIZE OF AREA: 8.7 acres of property

CURRENT ZONING: S-1262-LI (Special Use Permit 1262-Light Industrial)

PROPOSED ZONING: LI (Light Industrial)

REQUEST: To rescind the SUP ordinance which would have permitted the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices).

APPLICANT:

Owner:

MMRP 100 Royal LP

1 Pierce Place

Suite 450

Itasca, IL 60143

630-250-2900

nkozinski@mlrealtypartnets.com

HISTORY:

In 1990, a final plat and site plan were approved for a 13.7 acre tract of land. The original plans included the construction of the existing 153,00 square-foot building and a future 138,000 building fronting Sandy Lake Road. The building on the subject property was constructed 1992, and the second building, fronting on Sandy Lake Road, in 2005.

In 2002, City Council approved a Site Plan Amendment for the subject property to allow an additional equipment enclosure, screened outdoor storage and signage. To be complaint with the *Zoning Ordinance* an 8-foot tall dark green granite screening wall (over aggregate) was proposed to enclose the area used for outside storage. The new equipment enclosure was located to the rear of the building and is not visible form adjacent properties.

On November 14, 2017 City Council approved this SUP for this internet-based car sales. On January 9, 2018 City Council approved the SUP for the storage lot on the Fellowship Church site to be an ancillary use to the proposed car sales.

Staff received notification that Driversselect was not going to lease the facility at 100 S. Royal Lane. The building owners formally requested that this SUP be rescinded. Also on Council's March 27th agenda will be the denial of the Ordinance for the SUP for the car storage facility.

HISTORIC COMMENT: There is no historic significance related to the subject property.

TRANSPORTATION: Royal Lane is a four-lane thoroughfare built within 100 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

North – office/warehouse; LI

South – office/warehouse; LI

East - office/warehouse; LI

West - Dallas County Community College; PD-224R-HC

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan*, adopted March 22, 2011, shows the property as suitable for Industrial Special District uses.

DISCUSSION: As detailed above, City Council approved this SUP for this internet-based car sales and further approved an SUP for the storage lot on the Fellowship Church site to be an ancillary use to the proposed car sales. Staff received notification that Driversselect was not going to lease the facility at 100 s. Royal Lane. The building owners formally requested that this SUP be rescinded.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending the rescinding of S-1262-LI Driversselect (Four Seasons Addition, Lot 1).

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Hold this case under advisement until a later date.

ATTACHMENTS:

1. ML Realty Letter dated February 21, 2018
2. OR 91500-A-718
3. Draft Ordinance to Rescind 91500-A-718