

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Vista Ridge (The Plaza) Addition, Lot 3R, Block D

P&Z HEARING DATE: September 20, 2018

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

LOCATION: Northwest Quadrant of Plaza Blvd and SH 121

SIZE OF AREA: 1.39 acres of property

CURRENT ZONING: PD-205R3-HC (Planned Development 205-Revision 3- Highway Commercial)

REQUEST: Replat of Lots 3 & 4, Block D of the Vista Ridge (The Plaza) Addition to combine the lots, creating Lot 3R, and to establish a fire lane and other easements for a medical office development.

APPLICANT:

Owner:	Engineer:
Hijo, Ltd	Elaine Pickering
8000 Warren Parkway,	Baird, Hampton & Brown
Suite 100	3801 William D. Tate Ave, Ste 500
Frisco, TX 75034	Grapevine, Texas 76051
Gmitchell@dallscowboys.net	817-251-8550
	epickering@bhinc.com

HISTORY: This property was originally part of a much larger tract that was subdivided in 2004, and then into its current configuration in 2005. The property to the west has developed into retail, restaurant and medical. The tracts along Plaza Boulevard have developed into similar uses such as office and medical uses.

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

TRANSPORTATION: Denton Tap is a P6D, six lane divided thoroughfare (120-foot right-of-way). State Highway 121 (Sam Rayburn Tollway) has been developed to freeway standards, contains one-way service roads, within 450 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

- North – Office Buildings; PD-205R-HC
- South – Office Building; PD-205R-HC
- East - Residential (City of Lewisville)
- West – Retail Center; PD-228-HC

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property as a Freeway Special District.

DISCUSSION:

A Site Plan for this property is a companion item on this agenda. The site plan is for a 6,520 square foot Questcare medical clinic. This plat combines Lots 3 and 4 into one lot, extends the fire lane to Plaza Blvd and establishing the necessary easements to support this proposed development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat