

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

NORTHPOINT ADDITION, LOT 1R2R, REPLAT

P&Z HEARING DATE: October 18, 2018

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

LOCATION: South side of Northpoint Drive, 300 east of SH 121 (1125 Northpoint)

SIZE OF AREA: 2.49 acres of property

CURRENT ZONING: PD-242R4-HC

REQUEST: Replat of Lot 1R2 and a portion of Lot1R provide additional land and necessary easements to allow for a hotel.

Owner:
Suketu Patel
Northpoint Hotel Group, LLC
768 Lexington Ave.
Coppell, Texas 75019
972-897-4747
sukieon@gmail.com

Surveyor:
Grayson CeBallos
Windrose Land Services
220 Elm Street, Suite 200
Lewisville, Texas 75067
972-370-5871
grayson.ceballos@WindroseServices.com

HISTORY: In spring of 2001, City Council approved a Site Plan and Plat for an office development on this property. At that time, three buildings were planned for the 16-acre parcel, which lies in two cities, Grapevine and Coppell. A 104,600-square-foot office building, on seven acres, was proposed to be located within the City of Grapevine. Two buildings on nine acres were proposed for Coppell, including a two-story 104,600 square-foot office building and a one-story 32,400 square foot office building.

In February 2008, the Replat of Lots 1R and 2, Block 1, Northpoint Addition was approved which: 1) abandoned the easements that were established to support the office development; 2) retained various utility easements; 3) established a mutual access easement from Northpoint Drive to S.H. 121; and 4) established a waterline easement within the City of Grapevine to serve the proposed retail development. A 20-foot wide gas pipeline easement, which runs north/south parallel to and west of the existing 30-foot wide access easement and then westward along the southern R.O.W. line of Northpoint Drive has been established by separate instrument. The 30' wide paved access easement which extends from the Fellowship Church property north to Northpoint Drive was established in 1996.

In October 2009, Council approved a Concept Plan for retail/office/hotel and restaurant uses on 9.078 acres of property, and a Detail Site Plan on 3.03 acres to allow a six-story, 128-room Holiday Inn and Suites hotel on the subject property.

In May of 2016, Council approved a PD amendment for a Detail Site Plan for two, five-story hotels on one lot, with mutual access, shared dumpster and parking, with a total room count of 254 plus 4,000 square feet of net meeting space.

On February 14, 2017, City Council approved a revised the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres of property.

In April 2017, the Planning and Zoning Commission approved a replat for this property, adding easements to support the development of the ALOFT hotel on Lot 1R3 and a “future” hotel on the subject property. The fire lane/mutual access and various utility easements traverse both lots. The fire lane loop will be constructed with the initial development. Finally, the mutual access easement with Fellowship Church was abandoned and reestablished with this replat.

In March 2018, staff administratively approved a revised Detail Site Plan for the ALOFT which increased the number of rooms to 140, increased the meeting space and the parking. This necessitated the paving of additional parking spaces on the northern lot to accommodate the parking needs of ALOFT.

On August 14, 2018 Council approved a PD Amendment to allow a 125 room Holiday Inn Express on this 2.5-acre tract. One of the conditions of approval was this replat to be approved prior to issuance of a building permit which incorporates additional land. This replat shall reflect all existing and proposed access, fire lane and utility easements, shared parking and dumpster facilities.

HISTORIC COMMENT: We have found nothing of historic significance on the subject parcel.

TRANSPORTATION: Northpoint Drive is a C4D four-lane divided thoroughfare within 80 feet of right-of-way to the east of the subject property. Northpoint continues to the west as a C4U four-lane undivided street within 90 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

North: vacant and mini-warehouse beyond; LI (Light Industrial)
South: Future Aloft Hotel;
East: Freeport North existing office/warehouse; PD-212-LI (Light Industrial)
West: vacant land and S.H. 121; City of Grapevine

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, shows this land as appropriate for Freeway Special District which includes office, retail restaurant and hotels as targeted uses.

DISCUSSION: As stated above, the PD on this property was amended to support a Holiday Inn Express earlier this year. This property is required to be replatted to incorporate

an additional 0.40 acres of land to provide required parking spaces for this hotel. Along the north and south sides of the parking lot are proposed 24' wide mutual access easements/fire lanes which straddle the lot lines. These will eventually provide connectivity to SH 121 once the intervening property develops. A condition of approval will be to provide the off-site portions of these M.A.E.'s by separate instrument, to be filed with this replat.

The fire lane/mutual access and various utility easements traverse both lots. Given that the first phase of development is on the southern lot, the fire lane loop will be constructed with the initial development. There are also shared parking and dumpster facility agreement instruments that were filed with the previous plat.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Northpoint Addition, Lots 1R2R, Block 1, Replat subject to the following conditions:

1. Inclusion of the filing information of the separate instrument, which provides the off-site portions of the mutual access/fire lane easements, on the filed replat.
2. There will be additional comments during detail engineering review.

ALTERNATIVES:

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

ATTACHMENTS:

1. Approved Site Plan
2. Replat