

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**PD-323-HC, Coppell Entertainment Plaza, Lot 1, Block A,**

**P&Z HEARING DATE:** February 20, 2025

**CITY COUNCIL HEARING DATE:** March 11, 2025

**STAFF REP.:** Matthew Steer, AICP, Development Services Administrator

**LOCATION:** North side of State Highway 121, approximately 940 feet west of N Denton Tap Road

**SIZE OF AREA:** 1.6 acres of property

**CURRENT ZONING:** Highway Commercial (HC)

**REQUEST:** Zoning change request from HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for a Detail Site Plan for a building containing five (5) pickleball courts (13,000-sf) with a speculative restaurant (2,485-sf) and retail space (2,170-sf), totaling 17,655-sf.

<b>APPLICANT:</b>	<b>Owner</b>	<b>Owner's Representative/Engineer</b>
	Jinting Chen Coppell PKB LLC 3120 Golden Springs Drive Plano, Texas 75025 972-302-7625 <a href="mailto:JasonC@IndoorPickleballNow.com">JasonC@IndoorPickleballNow.com</a>	Lindsey Mayer, P.E. Dynamic Engineering Consultants, PC 714 S Greenville Avenue, Suite 100 Allen, Texas 75002 972-534-2100 <a href="mailto:LMayer@DynamicEC.com">LMayer@DynamicEC.com</a>

**HISTORY:** This property has never been platted. The zoning was changed from Light Industrial to Highway Commercial District in 2004.

**HISTORIC COMMENT:** This property has no historic significance.

**TRANSPORTATION:** State Highway 121 and frontage road.

**SURROUNDING LAND USE & ZONING:**

**North:** Residential, Coppell Greens; Planned Development-134R-Single Family-7

**South:** Residential, Magnolia Park; Planned Development-133R-Single Family-9

**East:** LA Fitness; Planned Development-240R3-Highway Commercial

**West:** Medical Office; Highway Commercial

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this land as appropriate for Freeway Special District use.

**DISCUSSION:**

**Site Plan**

The Site Plan for Coppell Entertainment Plaza consists of a one-story building containing five pickleball courts (13,000-sf) with speculative restaurant (2,485-sf) and retail space (2,170-sf), totaling 17,655-sf. The site has four shared mutual access/fire lanes connecting it to the east and west properties. There are 66 parking spaces required and 73 parking spaces proposed. As calculated, this plan shows six parking spaces for each pickleball court (five courts, 13,000-sf), 25 parking spaces for the speculative 2,485-sf restaurant at one parking space per 100 square feet and 11 parking spaces for the speculative 2,170-sf retail space. The current layout of the building is depicted in the attached floor plan.

A six-foot masonry screening wall is proposed to be constructed on the north property line, adjacent to the Coppell Greens residential subdivision. The screening wall will be required to be constructed prior to the buildings going vertical. There is a detention area west of the proposed building with a tie-in the TXDOT drainage system. TxDOT's approval is listed as a condition of staff's recommendation.

**Landscape Plan**

The Landscape Plan is compliant with the total landscape area requirements of the Landscape Section of the *Zoning Ordinance*. The total landscape area required is 21,101-sf, which is 30% of the total site area. Depicted is 17,810-sf (25%) of landscape area and 6,262-sf of enhanced paving (8%). The Ordinance allows for up to 5% of the total required landscape area to be enhanced pavement: therefore, the applicant is meeting the minimum 30% requirement with the enhanced paving included.

According to the Tree Survey, nine protected trees are proposed to be removed and four protected trees are proposed to be preserved. The tree mitigation required for this site is \$1,660. There are 40, 3" caliper overstory trees required and 25, 4" caliper overstory trees proposed to be planted. These consist of 12 Big Tooth Maples, five Lacey Oaks, three Bald Cypress, and five Cedar Elms. In addition, there are seven, 2.5" caliper Chinese Pistache proposed. These will need to be increased in size to a minimum 3 caliper inches to meet the minimum requirements of the Ordinance. This is listed as a condition within staff's recommendation. Also, there are 21 accent trees shown (10 red and 11 white Crape Myrtles). At a ratio of three to one, these can be counted toward fulfilling the requirement of an overstory tree (seven overstory trees). These are being utilized in certain locations to minimize the impacts on existing utilities.

**Building Elevations, Lighting & Signage**

The proposed metal building is 23' in height and clad with grey stucco and stone. It is proposed to have a grey standing seam roof. Grey metal canopies are proposed on the south elevation at each entry.

A Photometric Study and Lighting Plan was submitted and appears to be in compliance with the provisions of the *Zoning Ordinance*. This information will be reviewed at the time of Building Permit. All signage for the site will be required to comply with ordinance requirements.

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

Staff is recommending APPROVAL of PD-323-HC, Coppell Entertainment Plaza, subject to the following conditions:

1. TxDOT will be required to approve the tie-in to their stormwater system.
2. There will be additional comments at the time of Detail Engineering Review and Building Permit.
3. A plat will be required to be filed of record prior to permitting.
4. All attached building signage shall comply with the Sign Section of the *Zoning Ordinance*.
5. The seven Chinese Pistache proposed will need to be increased in size to a minimum 3 caliper inches to meet the minimum requirements of the Ordinance.
6. Rectify the discrepancies between what is shown in the rendering and the elevations.
7. The six-foot screening wall will be required to be constructed prior to the buildings going vertical.

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

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 & Tree Survey
3. Elevations, Details & Rendering
4. Floor Plan
5. Photometric Plan