

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: Replat - Victory at Coppell Addition Lots 1R-10R & Lot 11, Block A

P&Z HEARING DATE: June 18, 2025

STAFF REP.: Matthew Steer, AICP

LOCATION: East side of S. Belt Line Road, between Dividend Drive and Hackberry Road

SIZE OF AREA: 16.766 acres of property

CURRENT ZONING: PD-301R5-HC (Planned Development 301 Revision 5- Highway Commercial)

REQUEST: A replat to create 11 commercial lots and associated easements and fire lane configuration from the previously platted 10 lots, on 16.77 acres of property located at the on the east side of S. Belt Line Road, between Dividend Drive and Hackberry Road at the request of Victory Retail Coppell, LLC, being represented by Kirkman Engineering.

APPLICANT:	Engineer: John Gardner Kirkman Engineering 5200 State Highway 121 Colleyville, Texas 76034	Owner: Victory Retail Coppell, LLC 2911 Turtle Creek Blvd, Suite 700 Dallas, Texas 75219
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HISTORY: A concept plan for this site was approved in 2022 for a combination of retail, restaurant, offices, medical office, banquet center, and daycare on approximately 10 lots. In early 2023, the concept plan was revised and made the retail restaurant bigger and eliminated the banquet use. Late 2024, the Concept Plan for the overall development of the site was revised to allow for a combination of retail, restaurant with and without drive-throughs, and a Hotel on 11 lots. At that time a detail plan was also approved for the following:

- **Lot 2, Block A** – 9,095 sf multi-tenant building with restaurant/retail uses with a drive-through on 1.70 acres,
- **Lot 3, Block A** – 16,510 sf multi-tenant building with restaurant/retail uses on 2.17 acres,
- **Lot 4, Block A** – 16,780 sf multi-tenant building with restaurant / retail uses on 2.24 acres,
- **Lot 8, Block A** - 79,202 sf five story Tempo hotel on 2.96 acres

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: South Belt Line Road is a six-lane divided thoroughfare built within a 110-foot right-of-way. Dividend Drive is a four-lane divided thoroughfare and Hackberry Road is a two-lane street.

SURROUNDING LAND USE & ZONING:

North: QuikTrip (PD-237R4-HC); Vacant Land (A - Agricultural)

South: Springhill Suites Hotel (PD-237R8-HC); City of Dallas (Cypress Waters)

East: City of Dallas (Cypress Waters)

West: Caliber Home Loans Office & Point West Development (PD-221-HC)

COMPREHENSIVE PLAN:

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

DISCUSSION:

This 16.766-acre tract stretches along the east side of S. Belt Line Road from Dividend Drive to Hackberry Road. The zoning was approved late 2024. This is the platting of the previously approved concept plan for this site. It does not include the proposed TownePlace Hotel on Lot 7R2 or the revisions to the concept plan on Lot 6R2. This will need to be replatted if they are approved. The applicant is requesting that this plat be approved, so they can file it and begin construction of the first phase of the project.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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

1. There may be additional comments during the Detail Engineering review.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Replat