

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Coppell Entertainment Plaza,
Lot 1, Block A, Minor Plat**

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: Consider approval of Coppell Entertainment Plaza, Lot 1, Block A, Minor Plat, a minor plat to create a building site for an indoor pickleball/retail/restaurant facility and associated easements.

APPLICANT:	Owner Jinting Chen Coppell PKB LLC 3120 Golden Springs Drive Plano, Texas 75025 972-302-7625 JasonC@IndoorPickleballNow.com	Owner's Representative/Engineer Lindey Mayer, P.E. Dynamic Engineering Consultants, PC 714 S Greenville Avenue, Suite 100 Allen, Texas 75002 972-534-2100 LMayer@DynamicEC.com
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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: This is the companion request to the Planned Development to allow for construction of an indoor pickleball/retail/restaurant facility. The plat addresses the easements and fire lanes required to serve the building.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the plat, 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. The tree mitigation fees are paid at time of tree removal permit.
4. The 6' 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. Minor Plat