

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Replat Lot 1, Block A, 151 Coffee Addition**

**P&Z HEARING DATE:** November 21, 2019

**C.C. HEARING DATE:** December 10, 2019

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

**LOCATION:** 131 S Denton Tap, on the west side of Denton Tap approximately 400 feet south of W. Sandy Lake Road.

**SIZE OF AREA:** 0.7 acres of property

**CURRENT ZONING:** PD-214R8-C (Planned Development 214-Revision 8-Commercial)

**REQUEST:** To replat one lot, and to dedicate various easements to allow for the development of a dual drive-thru coffee shop.

**APPLICANT:**

Owner:  
3 Denton Tap, LLC  
8214 Westchester Dr.  
Suite 550  
Dallas, TX 75225  
214-520-9000  
[cl@morancap.com](mailto:cl@morancap.com)

Engineer:  
Bryan Burger  
Burger Engineering  
17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
972-630-3360  
[BBurger@burgerengineering.com](mailto:BBurger@burgerengineering.com)

**HISTORY:** This property was part of a larger 29-acre development located at the southwest quadrant of Sandy Lake Road and Denton Tap Road. The original Planned Development contained both a residential and commercial component. On the interior portion of the property, Arbor Manors, a single-family subdivision was approved in 2007. This allowed for the construction of 73 single-family homes and all tree mitigation for this area was accounted for with this Planned Development. The properties located along Sandy Lake Road and Denton Tap Road were reserved for commercial development. Two of the lots along Denton Tap Road have since developed – a medical office building (Vision Source/Elliot Eye) in 2010 and retail strip center in 2012 (Coppell Manors). This property was rezoned to PD-214R8-C in 2018 to allow for an office development, which was never constructed. The property along Sandy Lake Road and this lot are the last vacant parcels of this Planned Development.

**HISTORIC COMMENT:** There is no historic significance related to the subject property.

**TRANSPORTATION:** Denton Tap is a P6D, six lane divided thoroughfare (120-foot right-of-way).

**SURROUNDING LAND USE & ZONING:**

North – Restaurant (McDonalds) & Retail; R (Retail)  
South – Restaurant (Schlotzskys/Cinnabon); C (Commercial)  
East - Retail Center (Coppell Town Oak Center); PD-209-C  
West – Residential (Arbor Manors); PD-214R2-SF-9

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Mixed Use Community Center – Without Residential.

**DISCUSSION:** This replat reflects the existing easements and addresses the easements and fire lanes required. This plat is the companion item to the zone change request PD-214R9-C, which will allow for development of a 581 square foot coffee shop with a dual drive thru.

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

Staff is recommending APPROVAL of Lot 1, Block A, 151 Coffee Addition, subject to the following condition being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. This Replat shall not be filed for record until PD-214R9-C is approved by City Council.
3. Move owner's notary block under the owner's signature block and ensure it reflects the proposed legal description - Lot 1, Block A, 151 Coffee Addition.

**ALTERNATIVES:**

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. Replat