

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Second Extension of West Sandy Lake Road Addition,
Phase 2, Lots 1-5, Block A Final Plat**

P&Z HEARING DATE: April 16, 2020

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: S.H. 121 and Sandy Lake Road, N.E.C.

SIZE OF AREA: 16.57 acres of property

CURRENT ZONING: PD-279-HC

REQUEST: Second extension of the approval of the Final Plat reflecting the approved Concept Site Plan for hotel, retail, restaurants and office uses, and to permit Phase 1 development.

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| APPLICANT: | Owner: | Engineer: |
| | Victor Munson Ferguson Reality Co. 6060 N Central Expressway Suite 560 Dallas, Texas 75206 214-237-2920 Email: vmunson@flash.net | Alek Strimple Jones Carter 6509 Windcrest Drive Suite 600 Plano, Texas 75024 972-265-7174 astrimple@jonescarter.com |

HISTORY: In 2003, the Planning and Zoning Commission called a series of public hearings to determine the appropriate zoning along the limited frontages the city of Coppell has along freeways. The intent of this initiative, which was adopted by City Council, was to revise the *1996 Future Land Use Plan* and to rezone these properties from Light Industrial to Highway Commercial to “allow the land owners significant flexibility in development options to take advantage of the highway access while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as **Freeway Special District**.

On January 22nd City Council approved PD-279 for hotel, retail, restaurants and office uses on 16.57 acres of property and a Detail Site Plan for two Hotels, one being a Residence Hotel on approximately 6 acres.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: SH 121 is a state highway, recently built to standard. Sandy Lake Road is a six-lane divided thoroughfare.

SURROUNDING LAND USE & ZONING:

North: vacant land & office/warehouse – HC and LI
South: DCCC – PD- 224R- HC
East: office/warehouse – LI
West: SH 121 and vacant land

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable Freeway Special District.

DISCUSSION: This plat was a companion request to the PD that was established for hotel, retail, restaurant and office uses. This Final Plat indicates five (5) lots, two (2) of which are for the first phase of development. Lot 2 will be developed for a Home2Suites and a LaQuinta Hotel on Lot 3. The initial phase of development will also include the landscaped private spine street (mutual access/fire lane) which will provide access to both hotels from Sandy Lake as well as SH 121. This first phase of development will also include various street improvements to enhance the accessibility of the site. The specific list of improvements was included in the PD conditions as well as listed on the plat for clarity.

The utilities within this development will be private and will eventually cross lot lines which may ultimately be under separate ownerships, therefore a Property Owner's Association (P.O.A.) must be formed to ensure maintenance of the utilities as well as other common areas including; mutual access easements, pedestrian areas, enhanced paving surfaces, multitenant project sign, the tree preserve/amenity area in Lot 5, etc. A condition has been added to the plat that states that at the time of replatting of Lot 5, the tree preservation area shall be designated as a common area lot or private maintenance easement to be maintained by the P.O.A. Also added, was a note that this area shall not be disturbed during construction.

On April 18, 2019, the Planning and Zoning commission approved the plat subject to certain conditions, one of them being the filing of Property Owner Association (POA) documents prior to the filing of the plat. The Planning Commission approved an extension request in September 2019 extending the deadline to April 13, 2020. The applicant has submitted a letter requesting that the filing date again be extended to allow the applicant more time to finalize the

POA documents. This will bring the deadline to October 13th if an extension is granted by Planning and Zoning Commission.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of a six-month extension to the West Sandy Lake Road Addition, Phase 2, Lots 1-5, Block A, Final Plat. If granted, the Final Plat approval will expire on October 13, 2020.

ALTERNATIVES:

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

ATTACHMENTS:

1. Request Letter
2. Final Plat