

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Pecan Creek Shopping Center Addition, Lot 2A-R, Block A, Replat

P&Z HEARING DATE: August 21, 2025
C.C. HEARING DATE: September 9, 2025

STAFF REP.: Mary Paron-Boswell, AICP Senior Planner

LOCATION: NEC S. Denton Tap Road and the DART R.O.W.

SIZE OF AREA: 2.45 acres of property

CURRENT ZONING: PD-286-R (Planned Development 286 - Retail)

REQUEST: A replat to revise the current plat and associated easements and fire lane configuration.

APPLICANT:	Engineer: Costa Mazidji Mazidji Group Engineering 11105 Fernald Ave. Dallas, Texas 75218	Owner: Biladi Investments LLC 1015 N. I-35E, Suite 315 Carrollton, Texas 75006
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HISTORY: In 2017 a zone change request to allow for the development of office, retail, and restaurant uses and to amend the Future Land Use Plan from “Urban Residential Neighborhood” to “Neighborhood Center Retail” on approximately 8 acres.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: Denton Tap Road is a P6D six-lane divided thoroughfare built within a 110-foot right-of-way.

SURROUNDING LAND USE & ZONING:
North: Grow-It Land Designs & Garden Center; Retail (R)
South: DART R.O.W. and Self-Storage; Light Industrial (LI)
East: Grow-It Land Designs & Garden Center and Creekview Single-Family Subdivision; Retail (R) and PD-104-SF-9
West: The Chateaus Single-Family Subdivision; PD-108R11-SF-9

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, amended this area to Neighborhood Center Retail in 2017.

DISCUSSION: This plat request is a companion item to the Site Plan. The plat is extending the fire lane easement to accommodate the new construction and median opening. Staff is in support of the plat and recommends approval.

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.
2. The plat must be filed required prior to permitting.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Replat