

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**The Avenue at Denton Tap, Lot 1, Block A, Replat**

**P&Z HEARING DATE:** October 21, 2021

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

**LOCATION:** NEC of Southwestern Boulevard and Bullock Drive

**SIZE OF AREA:** 1.77 acres of property

**CURRENT ZONING:** PD-270-RBN (Planned Development-270-Residential Urban Neighborhood)

**REQUEST:** A replat of Lot 34, Lot 35 and Lot 36 of the North Lake Estates Addition to allow the development of a mixed-use project.

<b>APPLICANT:</b>	<b>Owner:</b> DentonTap881 Investment, LLC 1031 Saddle Tree Trail Irving, TX. 75063 (901) 574-2168 Gurava Reddy Madana <a href="mailto:gmadana@hotmail.com">gmadana@hotmail.com</a>	<b>Surveyor:</b> GEONAV, LLC Chris Howard, RPLS 3410 Midcourt Road, Suite 110 Carrollton, Texas 75006 (281) 701-3989 <a href="mailto:chris.howard@geo-nav.com">chris.howard@geo-nav.com</a>
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**HISTORY:** In February of 2014, the property was rezoned to a Planned Development district allowing 29 mixed-use residential and office uses. The property was sold in March 2020 from VIZAGI LLC, the owner that obtained the zoning, to DentonTap881 LLC, the current owner.

**HISTORIC COMMENT:** This property has no known historic significance.

**TRANSPORTATION:** Denton Tap Road is a P6D, six-lane divided thoroughfare built to standard within a 120-foot right-of-way. Bullock Street is a 24-foot unimproved asphalt street within a 50-foot right-of-way. With the PD approval in 2014, the applicant agreed to improve the asphalt surface to concrete from the former Southwestern Boulevard right-of-way

to the proposed driveway approach into the mixed-use development. This will be required of the new owner.

**SURROUNDING LAND USE & ZONING:**

**North:** residential and retail shopping center; PD-198-SF-7 and “C”, Commercial

**South:** vacant and Dairy Queen Restaurant; “C”, Commercial

**East:** office uses; “C”, Commercial

**West:** vacant and residential; “C”, Commercial and PD-198-SF-7

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, designates this area as a Mixed-Use Neighborhood Center.

**DISCUSSION:**

This is the culmination of a zoning request that resulted in approval of a mixed-use development containing 29 residential condominium units and 8,500 square feet of commercial space. It was approved by Council in February 2014 with adoption of the ordinance in April of that year. Subsequently, the property was sold. The new owner of the property wants to move forward with the project by submitting this replat which is required before the engineering review is finalized. Other than some minor drafting alterations, this plat is in conformance with the Subdivision Regulations and warrants approval with the conditions listed.

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

Staff is recommending APPROVAL of this request with the following conditions:

1. Additional comments may be generated upon detailed engineering review.
2. Accurately reflect the water and utility easements that are shown on the utility plans on the plat.
3. Move the vault to an unpaved area with an easement.
4. Shift the fire lane/mutual access easements slightly to reflect what is depicted on the approved Site Plan.
5. Ensure that calls c10 and c11 meet the fire lane turn radii requirement of 30’.
6. An additional fire hydrant may be required depending on the construction type and total square footage.
7. Change title block on preliminary engineering plans to reflect correct project.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat
2. Approved Site Plan