

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE No.: PD-286R-R, Pecan Creek Shopping Center**

**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 zoning change request from PD-286-R (Planned Development 286-Retail) to PD-286R-R (Planned Development 286- Revised-Retail) a new Detail Planned Development revising the current Planned Development-286-Retail, to allow a detail plan for two retail/restaurant buildings totaling 16,755 sf.

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| <b>APPLICANT:</b> | <b>Engineer:</b><br>Costa Mazidji<br>Mazidji Group Engineering<br>11105 Fernald Ave.<br>Dallas, Texas 75218 | <b>Owner:</b><br>Biladi Investments LLC<br>1015 N. I-35E, Suite 315<br>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:**

### **Site Plan**

This property has been zoned for retail uses for over 40 years. In 2017, a PD was approved to allow for two retail buildings and associated parking on this irregularly shaped property. The site backs up to a sloped area with a creek and floodplain. This revised plan still proposes two buildings with a slightly different configuration. There are three proposed driveways onto Denton Tap Road- one that is split between the Grow-It property to the north, one in the center that is at a median opening and one along the southern edge of the property. Both buildings are proposed to have retail and restaurant uses, with the northern building also having a small outdoor patio area. The buildings will be offset from the road with an access easement in front yard. The parking is located behind the buildings. The northernmost building is proposed to be approximately 10,206-sf and the southernmost building is proposed to be approximately 6,549-sf. There is a retaining wall proposed along the southern rear portion of the lot. A masonry screening wall will be constructed on top of the retaining wall, satisfying the screening requirement between commercial and the residential to the east. There are many easements on the property that limit the size and location of where buildings and parking can be placed. There is a floodplain to the rear of the site, an erosion hazard setback, a drainage easement and a 20-ft sanitary sewer easement that all exist on the rear side of the property.

This request is to develop this property in accordance with the provisions of the existing retail zoning district regulations, with three exceptions. The first requested exception is to allow patios under 500-sf per building, to not require additional parking. Anything over 500-sf will need to be parked. They are currently showing 414-sf of patio area which would be impacted. This variance has been requested and granted with the Victory Coppell project. The second requested exception is to allow the landscaping as presented.

### **Building Elevations & Signage**

The buildings face S. Denton Tap Road and the main entrance will be from the backside of the building. Both the east and west sides of the building will mirror one another. The buildings will have storefront glazing system with metal awnings which require an exception and has been allowed with other developments. The elevations will contain brown brick and stone with a precast stone parapet. The dumpsters will match the building materials. In terms of signage, none was proposed. Signage will need to comply with ordinance requirements.

### **Landscaping**

The overall site is approximately 20% landscaped. The site maintains a 15-ft landscape strip along the Denton Tap Road frontage with a variety of trees to be planted there. This extends along the perimeter of the site. There is a small area to the south that is less than 10-ft wide as the turning radius of the driveway cuts into it slightly, however the eastern perimeter makes up for it as it is over 10-ft for about half of the rear length. Additional landscaping is provided within the parking area and in front of the building. As mentioned previously, the site is oddly shaped, with a slope, creek and floodplain along the eastern portion of the site and has



several easement constraints. The applicant is working to preserve trees within the creek area and plant additional trees along the eastern property line. They are asking for a variance to the non-vehicular landscaping requirement. Staff is not opposed to this request.

**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.
3. A tree removal permit is required.
4. PD Conditions:
  - a. All building signage shall comply with City regulations at time of permitting.
  - b. To allow the landscaping as presented.
  - c. To allow patios under 500-sf per building to not require additional parking.
  - d. To allow the metal awnings.

**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. Detail Site Plan
2. Landscape Plan
3. Building Elevations