

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Fellowship of Las Colinas, Lots 2R1 & 2R2, Block 1, Replat**

**P&Z HEARING DATE:** December 21, 2017

**C.C. HEARING DATE:** January 9, 2018

**STAFF REP.:** Marcie Diamond, Assistant Director of Community Development/Planning

**LOCATION:** North of Gateview Blvd., east of the Coppell/Grapevine city limit line

**SIZE OF AREA:** 13.8 acres of property

**CURRENT ZONING:** LI (Light Industrial)

**REQUEST:** Replat of Lot 2, Block 1 of the Fellowship of Las Colinas Addition into two lots to allow the sale of Lot 2R1 for a parking facility in conjunction with S-1262R-LI, Driversselect.

**APPLICANT:**

**Applicant:**

Steve Hall  
Driversselect  
13615 N. Central Exp.  
Dallas, Texas 75243  
Phone: 703-626-9775  
[Steve.Hall@driversselect.com](mailto:Steve.Hall@driversselect.com)

**Owner:**

Brad Stovall  
Fellowship Church  
2450 N SH 121  
Grapevine, TX 76051  
972-471-6724

**Engineer:**

Clayton Redinger  
DeOtte, Inc.  
420 Johnson Rd, Ste. 303  
Keller, TX 76248  
817-337-8899  
[ClaytonRedinger@deotte.com](mailto:ClaytonRedinger@deotte.com)

**HISTORY:**

This property currently owned by the Fellowship Church and is located north of the church facility, in the cities of Coppell and Grapevine. A Site Plan was approved in December 1998 for the expansion of an existing parking lot to add 997 parking spaces to the existing Fellowship Church facility located in Grapevine.

In 2015, a request to utilize the subject parking lot as part of a commercial Airport Valet facility, was recommended for approval by the Planning and Zoning Commission, subject to approval from the City of Grapevine for the other portion of the facility. The City of Grapevine denied this request, and it was not forwarded to the City Council for their consideration.

On November 14, 2017 City Council approved an SUP for Driversselect's headquarters to be located at 100 S. Royal Lane. It was anticipated at the time of approval that an off-site facility would be required to store, stage and park vehicles. This is the property proposed to fulfill that off-site parking need.

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

**TRANSPORTATION:** Gateview Boulevard is a 45-foot wide undivided collector in 60 feet of right-of-way. This road terminates at the south eastern boundary of the subject property. A 40-foot wide drive extends along the proposed mutual lot line of the Fellowship Church parking lot through this lot to Northpoint Drive.

**SURROUNDING LAND USE & ZONING:**

**North-** vacant; PD-242R3-HC for two future hotels

**South** – Fellowship Church pond and trail; LI (Light Industrial)

**East** – existing office/warehouse; LI (Light Industrial)

**West** – City of Grapevine Fellowship Church

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as Industrial Special District.

**DISCUSSION:**

This is the companion request to the SUP request for the the ancillary use to the internet based vehicle sales established in S-1262-LI. This replat will allow for the sale of Lot 2R1 for this use. The plat is fairly straight-forward in that it divides the parking lot into two properties and includes the existing and proposed easements necessary to make this site viable.

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

Staff is recommending APPROVAL of Fellowship of Las Colinas, Lots 2R1 & 2R2, Block 1, Replat, subject to the following condition:

1. There may be additional comments at the time of permitting.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat