

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Coppell High School Addition, Replat, Lot 1R, Block 1

P&Z HEARING DATE: April 18, 2024

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

LOCATION: 185 W. Parkway Blvd

SIZE OF AREA: 63.478 acres

CURRENT ZONING: PD-183R-C (Planned Development 183 Revised - Commercial)

REQUEST: To revise the plat and associated easements and fire lanes to construct two new buildings.

APPLICANT:

Surveyor:

Michael D. Linke
Prism Surveys Inc.
16061 W. Euless Blvd, #112
Euless, Texas 76040
817-540-8048

Owner:

Dr. Brad Hunt
CISD
200 S Denton Tap Rd
Coppell, TX 75019
214-496-6000

HISTORY: In 1987 the first plat for this site was approved by the Planning and Zoning Commission and received City Council approval in 1989. This plat also seeks to represent easements that were part of a 1999 replat that was never filed.

HISTORIC COMMENT: This site has no historical significance.

TRANSPORTATION: W. Parkway Blvd is a 4-lane divided collector in a 85-ft wide right-of-way and Cowboy Drive is a 4-lane road in a 60-ft wide right-of-way.

SURROUNDING LAND USE & ZONING:

North: Residential; SF-9 & 12

South: Residential; PD-148-SF and PD-172R-SF-12

East: Residential; PD-129R2-SF-9

West: Residential; SF-12

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for development in accordance with the Residential Neighborhood and compatible with residential uses such as schools.

DISCUSSION:

This is a simple plat request. This is a companion item to PD-183R2-C (Coppell High School Fine Arts and Tennis Center) also on the April 18, 2024, Agenda. In order to construct the two new buildings, part of the parking area and a baseball field will need to be removed. This plat will establish new fire lane segments, and easements necessary for this new construction and will memorialize other easements that were shown on a prior plat that was not filed.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of Coppell High School Addition, Lot 1R, Block 1, Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat