

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

White Glove Express Addition, Lot 1R1-A, Block A, Replat

P&Z HEARING DATE: May 17, 2018

STAFF REP.: Mary Paron-Boswell, Senior Planner

LOCATION: 250 S. Denton Tap Road

SIZE OF AREA: 1.021 acres

CURRENT ZONING: PD-294-C (Planned Development -294 - Commercial)

REQUEST: A Replat to establish fire lane easements for a car wash facility, being a replat of Lot 1R1, Block A, of the White Glove Addition, containing 1.021 acres of property.

APPLICANT:

OWNER

AW Coppell, LLC
Randy Brown
250 S Denton Tap
Coppell, TX. 75019
(214) 724-6730

ENGINEER

Dowdey Anderson & Associates, Inc.
Tony Krauska, P.E.
5225 Village Creek Dr. Suite 200.
Plano, TX. 75093
(972) 931-0694
email: tkrauska@daa-civil.com

HISTORY: The existing car wash was approved in 1993. A PD was approved earlier this year to convert the facility from a full-service car wash to an express service facility.

HISTORIC COMMENT: We have found nothing of historic significance on the subject parcel.

TRANSPORTATION: South Denton Tap is a P6D, a six-lane concrete divided thoroughfare, to the west of this property.

SURROUNDING LAND USE & ZONING:

North: Office (C)
South: Minor Automotive Repair (S-1074R3-C)
East: Retail (C)
West: Single-Family Residential (SF-7)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Neighborhood Center Retail. These areas would provide for retail, restaurants, office, civic and institutional primarily intended to serve nearby neighborhoods.

DISCUSSION:

The existing final plat for Lot 1R1 was approved in 2006, and the easements and fire lanes were configured to accommodate the existing building. This request is to revise the platted access easements, fire lane configuration to connect to Denton Tap Road and proposed utility easements to accommodate the proposed express car wash facility approved via PD-294-C.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of White Glove Express Addition, Lot 1R1-A, Block A subject to the following condition:

1. There may be additional comments generated at the time of Detail Engineering review.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Replat (1 sheet)