

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Valley Ranch Center Addition, LotAR-1, Block 1, Replat**

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

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

**LOCATION:** SEC E. Belt Line Road and MacArthur Blvd

**SIZE OF AREA:** 0.919 acres of property

**CURRENT ZONING:** Light Industrial with several SUP's

**REQUEST:** A Replat to revise the fire lane and easements on the lot for the redevelopment of the convenience store and fuel station.

**APPLICANT:**

**Owner:**

Trinity Line Investment, LLC.  
1301 E Belt Line Rd  
Coppell, Texas 75019  
[mmi.engineers@CUAINC.com](mailto:mmi.engineers@CUAINC.com)  
(469) 226-5965

**Engineer:**

MD Mozharul Islam  
Civil Urban Associates  
513 Melody Lane, Richardson, TX  
Richardson, Texas 75081  
[mmi.engineers@CUAINC.com](mailto:mmi.engineers@CUAINC.com)  
(469) 226-5965

**HISTORY:** This property was last platted in 1987, for the construction of a convenience store with fuel pumps and car wash.

**HISTORIC COMMENT:** This property does not have any historic significance.

**TRANSPORTATION:** MacArthur Boulevard and Belt Line Road are P6D divided major thoroughfares built to standard in a 100' right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North** – retail center/restaurant; R (Retail)

**South** – restaurant; LI with SUP

**East** - retail; LI (Light Industrial)

**West** - retail center/restaurants; PD-157R8-C (Planned Development)

**COMPREHENSIVE PLAN:** The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable for Mixed Use Community Center (or single family residential), which includes neighborhood serving retail.

**DISCUSSION:** This is a companion request to the PD redevelopment of this existing site, to build a larger convenience store and addition of two fueling pumps.

This Replat will show the relocation of the fire lanes and the addition of essential easements on the site to support this development.

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

Staff is recommending APPROVAL of Valley Ranch Center Addition, Lot A-R1, Block 1, Replat, subject to the following conditions:

1. There may be additional comments during engineering and building permit review.
2. Approval from the Valley Ranch POA is obtained for the redevelopment of this lot.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

**ATTACHMENTS:**

1. Replat