

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Vista Point II, Lot 6R, Block A, Replat

P&Z HEARING DATE: May 16, 2013 July 18, 2013
C.C. HEARING DATE: ~~June 11, 2013~~ August 13, 2013

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: NWC MacArthur Boulevard & Forest Hill Drive

SIZE OF AREA: 2.6 acres of property

CURRENT ZONING: PD-199-HC (Planned Development-199-Highway Commercial)

REQUEST: A replat of Lots 6 and 7, Block A, into one lot and to establish easements, fire lanes and setbacks to allow the development of a Day Care Center.

APPLICANT:

Prospective Purchaser:	Property Owner:
David Newton	Simon Beakley
Children's Learning Adventure	121 Crossing LTD
Childcare Centers (CLA)	6900 Dallas Parkway
3131 E Camelback Rd, Suite 420	Suite 780
Phoenix, AZ 85016	Plano, Texas 75024
602-707-6991	972-698-5399
	dnewton@childrenslearningadventure.com

HISTORY/HISTORIC SIGNIFICANCE:

The subject property lies within Denton County and was originally part of the city of Lewisville when the original plat for Vista Ridge Business Park was recorded in September of 1986. Since that time, the city of Coppell has annexed this and other portions of that Business Park.

On December 16, 1999, the Planning and Zoning Commission recommended denial of a request for a PD for a gas station, convenience store and car wash on 1.5 acres at this corner of S.H. 121 and MacArthur Boulevard. This recommendation was not appealed to City Council.

In September 2001, Council approved a Site Plan and Replat to allow for the construction of a one-story, 71,000-square-foot office building on seven acres. That building was never built and the site plan expired.

On April 13, 2004, Council approved a Concept Planned Development to allow the construction of 210,000-square feet of office/warehouse/assembly buildings (total of

6 buildings) and five retail pad sites. In August 2004, Council approved the Detail Plan for the first phase of this development, consisting of three buildings, totaling 93,550-square feet. The second three buildings were approved in April 2006.

Also in 2004, with the original Concept Plan, an SUP for a gas station and car repair on Lot 4 of this PD was approved, which subsequently expired. A modified SUP for the same uses was again approved in May 2005.

On April 12, 2005, Council approved an amendment to this PD to allow the development of the Bank of Texas on Lot 5, which abuts the subject property to the north.

On November 14, 2006, Council approved a Site Plan to allow a 9,300-square-foot retail building replacing the previously approved gas station/convenience store at the corner of SH 121 and MacArthur Blvd. Firestone Auto Repair was completed in April of 2007 on the land adjacent to the retail building.

On October 13, 2009, Council approved a PD Amendment and a replat which allowed that lot to be subdivided into two lots to allow the existing buildings (the retail and the Firestone) to be on individual lots to permit separate ownership. Zimmer purchased the retail building, and was denied a PD amendment to allow for attached signage which was not in accordance with the sign regulations. Since that time, the citywide *Sign Ordinance* has been revised, and Zimmer was allowed their desired sign.

On May 16, 2013, the Planning & Zoning Commission recommended approval of this request subject to the following conditions:

1. There may be additional comments upon Detail Engineering review.
2. Add “Lot 6R, Block A” to the City Secretary’s signature block.

Subsequent to the May 16th meeting, due to the concerns expressed by the Planning and Zoning Commission and citizen input, staff requested the applicant provide additional information on the internal and external circulation patterns for this proposed 470 student facility. Council’s consideration of this request was postponed until the traffic issues were addressed. One of the recommendations of the Traffic Management Plan was that additional parking be provided for this facility. Given the impact that this had on the Site Plan, this request has been sent back to Planning and Zoning Commission for additional consideration.

HISTORIC COMMENT: The request area does not have historic significance.

TRANSPORTATION: MacArthur Boulevard is a P6D Major thoroughfare built to standard with a six-lane divided street contained within a 120-foot right-of-way.

SURROUNDING LAND USE AND ZONING:

North- Bank of Texas; PD-199-R2-HC
South- Levee and Trail System (approx.330 foot wide) and The Peninsulas; PD-132-SF-9
East-Villas of Lake Vista; PD-202-TH-1
West-Office/warehouse/showroom; PD-199R3-HC

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this area for Freeway Special District.

DISCUSSION:

This is a companion request to the PD amendment to allow the development of a day care center. This request is to replat two lots into one to accommodate this development. There are several easements that needed to be relocated and setbacks established. The overall plat establishes mutual access that allows for internal circulation as well as access to abutting street system. The front building lines along both MacArthur and Forest Hill Drive have been established at 60 feet.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the replat of Vista Point II, Lot 6R, subject to the condition that there may be additional comments upon detail engineering review.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat