

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Coppell 9<sup>th</sup> Grade Center, Final Plat, Lot 1, Block A**

**P&Z HEARING DATE:** March 17, 2022

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

**LOCATION:** Southwest quadrant of Wrangler Drive and Crestside Drive

**SIZE OF AREA:** 51.73 acres of property

**CURRENT ZONING:** PD-289-C (Proposed PD-289R-C)

**REQUEST:** To create a single lot, with associated easements, fire lane and right-of-way dedication, for the construction of a new locker room.

<b>APPLICANT:</b>	<b>Owner:</b> CISD Dennis Womack 200 S. Denton Tap Coppell, Texas 75019 (214) 496-6000 <a href="mailto:dwomack@coppellisd.com">dwomack@coppellisd.com</a>	<b>Engineer:</b> Glenn Engineering Robert Howman 4500 Fuller Dr. #220 Irving, Texas 75038 (972) 989-2174 <a href="mailto:rahowman@glennengineering.com">rahowman@glennengineering.com</a>
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**HISTORY:** There was no platting history on the subject site until 1995. A Preliminary Plat was approved by City Council on May 9, 1995, and a Final Plat was subsequently approved by City Council on October 19, 1995. This plat expired. In June 2001, a site plan and plat were approved by City Council with the addition of the service center and various buildings on site for Middle School West. This plat was never filed and expired. In 2017, Middle School West was converted into Coppell 9<sup>th</sup> Grade Campus.

**HISTORIC COMMENT:** There is no historical significance attached to this property.

**TRANSPORTATION:** Wrangler Road is a C4U four-lane undivided roadway built within a 65-foot right-of-way (narrowing to 60 feet to the west).

**SURROUNDING LAND USE & ZONING:**

North – Office/Warehouse; LI (Light Industrial)  
South – Office/Warehouse; LI (Light Industrial)  
East – Office & Warehouse Uses; LI (Light Industrial)  
West – Office/Warehouse; LI (Light Industrial)

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, designates this area as Industrial Special District with school use noted.

**DISCUSSION:** This is a simple replat request. This is a companion item to PD-289R-C, to construct a 2,800 square-foot new locker room to be used for the existing baseball and softball fields. The building will also have storage space and a changeroom for referees. The building will be located close to the ballfield's existing concession stand, maintenance building, and existing parking lot. The plat will create one lot and dedicate right-of-way on Wrangler Drive. The fire lanes and easements will also be dedicated by this plat.

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

Staff is recommending approval of Coppell 9<sup>th</sup> Grade Center, Lot 1, Block A, Final Plat 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. Final Plat