

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Victory at Coppell, Preliminary Plat, Lots 1-10, Block A**

**P&Z HEARING DATE:** August 18, 2022

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

**LOCATION:** East side of S. Belt Line Road, between Dividend Drive and Hackberry Road

**SIZE OF AREA:** 16.766 acres of property

**CURRENT ZONING:** PD-301R-HC (Planned Development 301 Revised- Highway Commercial)

**REQUEST:** To preliminarily plat 16.766 acres into 10 proposed lots, showing proposed future easements, and fire lanes for the construction on each of the 10 lots.

**APPLICANT:**

<p><b>Engineer:</b> Patrick Filson Kirkman Engineering 5200 State Highway 121 Colleyville, Texas 76034 817-488-4960 <a href="mailto:patrick.filson@trustke.com">patrick.filson@trustke.com</a></p>	<p><b>Surveyor:</b> John H. Barton Barton Chapa Surveying, LLC 5200 State Highway 121 Colleyville, Texas 76034 817-864-1957 <a href="mailto:info@bcsdfw.com">info@bcsdfw.com</a></p>
<p><b>Owner:</b> Beltline Properties, LLC 1159 Cottonwood Lane Irving, Texas 75038</p>	

**HISTORY:** This property has previously gone through a zoning process in 2020, but was never formally platted, as the plans for the headquarters of Dave & Busters for a six-acre portion of this property never materialized. The property remains unplatted.

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

**TRANSPORTATION:** South Belt Line Road is a six-lane divided thoroughfare built within a 110-foot right-of-way. Dividend Drive is a four-lane divided thoroughfare and Hackberry Road is a two-lane street.

**SURROUNDING LAND USE & ZONING:**

**North:** QuickTrip (PD-237R4-HC); Vacant Land (A - Agricultural)

**South:** Springhill Suites Hotel (PD-237R8-HC); City of Dallas (Cypress Waters)

**East:** City of Dallas (Cypress Waters)

**West:** Caliber Home Loans Office & Point West Development (PD-221-HC)

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Freeway Special District.

**DISCUSSION:**

This is a preliminary plat, which acts as a concept plan for the overall layout of the subdivision, adequacy of public facilities needed to serve the proposed development and conformance with the subdivision ordinance. If the zoning is approved, development plans and final plats for the lots can be reviewed and approved and filed at the County. This is a companion item to the Concept Plan for Victory at Coppell. The preliminary plat identifies 10 lots, varying in size, proposed for a variety of uses ranging from retail, restaurant, offices, medical office, banquet center, and daycare. As stated, this is a preliminary plat and lot sizes may change once plans are finalized, but the purpose of the plat is to create a masterplan of sorts, of where utilities are to be located and works with the concept plan to conceptually identify uses and see that there is adequate space to locate parking, landscaping, etc. Staff has worked with this applicant to refine the plans to this stage. As shown, each lot has street frontage and utilities can be provided to each lot. Staff has worked with the applicant to incorporate the reconstruction of S. Belt Line Road into their plans.

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

Staff is recommending approval of Victory at Coppell, Lots 1-10, Block A, Preliminary Plat Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews and final plat submittal.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Preliminary Plat