

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Coppell Service Center, Replat, Lot 1R3, Block 1

P&Z HEARING DATE: February 29, 2024

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

LOCATION: 816 S. Coppell Road, east side of S. Coppell Road at the terminus of Burns St.

SIZE OF AREA: 11.516 acres

CURRENT ZONING: PD-108R5R-H (Planned Development 108 Revision 5 Revised - Historic)

REQUEST: To remove part of a dedicated fire lane in order to construct a new building.

APPLICANT:

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| Engineer: Chris Schnitger Parkhill 3000 Internet Blvd Frisco, Texas 75034 817-649-3216 cschnitger@parkhill.com | Owner: Jamie Brierton City of Coppell 255 E Parkway Blvd Coppell, TX 75019 972-462-5151 jbrierton@coppelltx.gov |
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HISTORY: In 2013, the property was replatted into two lots with Lot 1R2 containing the Service Center and Lot 2 being developed into Life Safety Park.

HISTORIC COMMENT: In the early 1930's, a western entry (dirt path) to Grapevine Springs Park (WPA – Works Progress Administration Project) crossed the Coppell Service Center property and is believed to have extended east/west just north of the Service Center drive.

TRANSPORTATION: South Coppell Road is a two-lane, improved, 36-ft wide concrete street within a 75-ft right-of-way and north of Burns is contained within a 90-ft right-of-way with angled parking.

SURROUNDING LAND USE & ZONING:

North: Residential; PD108R11-H (Planned Development-108 Revision 11-Historic)

South: DART railroad right-of-way; LI (Light Industrial)

East: Grapevine Springs Senior and Community Center; PD-108R10-H (Planned Development-108 Revision 10-Historic)

West: Life Safety Park; PD-108R12-H (Planned Development-108 Revision 12-Historic) and Office/Warehouse; LI (Light Industrial)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for development in accordance with the Old Town Historic Special Area Plan with Civic infill.

DISCUSSION: This is a simple plat request. This is a companion item to PD-108R5R2-H (Coppell Service Center Expansion) also on tonight's agenda. In order to construct the new Service Center building, part of the parking area will need to be removed. This portion of parking also has a fire lane which will need to be abandoned by this plat.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of Coppell Service Center, Lot 1R3, Block 1, Replat 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. Replat