

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Coppell Heights Addition, Lots 9C1 & 9C2, Block A, Replat

P&Z HEARING DATE: February 19, 2015

C.C. HEARING DATE: March 24, 2015

STAFF REP.: Matt Steer, Sr. Planner

LOCATION: South and east of the intersection of S. Belt Line Road and E. Belt Line Road

SIZE OF AREA: 2.6 acres of property

CURRENT ZONING: R (Retail)

REQUEST: A replat to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters and access.

APPLICANT: Owner

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Surveyor

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HISTORY:

According to a letter issued by TNRCC (now TCEQ) in 2001, soil contamination from a leaking subsurface hydrocarbon storage tank was found at this site, corrective action was taken and the case was closed. In November 2006, Council approved a Site Plan and Replat to allow construction of two retail buildings totaling 17,000 square feet on Lot 9C. The buildings were constructed and have remained unoccupied since. In 2014, an interior finish out permit was issued for the building which fronts on South Belt Line Road. On February 11, 2015, a new permit was issued for minor renovations of this space by a new owner. This is anticipated to be completed in the near future and a C.O. will be issued for the new owner. The building to the northeast remains vacant and no tenant finish-out permits have been issued.

HISTORIC COMMENT: We have found nothing of historic significance attached to this property.

TRANSPORTATION: East Beltline & South Beltline Roads are both P6Ds, six-lane, divided thoroughfares built to standard within 120-foot rights-of-way.

SURROUNDING LAND USE & ZONING:

North – parking and Riverside Church of Christ; C (Commercial)
South – office and vacant; C (Commercial)
East - vacant; City of Dallas
West - vacant; LI (Light Industrial)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, lists this property as suitable for mixed use neighborhood center.

DISCUSSION:

This is the companion request to the planned development zoning. The existing lot is being split into two for the purpose of selling one of the buildings. A mutual access/fire lane easement and all necessary public easements are being dedicated by the plat. A private agreement to be filed with the plat includes the private utilities, cross parking/access, and a shared dumpster between the property owners. A few drafting revisions are needed are listed as conditions within staff's recommendation for approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request subject to the following conditions being met:

1. Ensure the private utilities (water, sanitary sewer and storm sewer) are included in the private agreement and submit a draft for staff review prior to recordation.
2. Fire lane and mutual access easements should widen at the entries to the site to cover the entire width of the drive opening. Then, they can narrow down to the standard 24 feet.
3. Include the rear setback for Lot 9C1, Block A, and the approved side yard setback for Lot 9C2, Block A, adjacent to the mutual lot line.
4. Review all verbiage and ensure it refers to the subject property – Lots 9C1 and 9C2, Block A and remove references to Lot 9D.
5. Include leads (arrows) from easement labels if the label is not located inside the easement.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat