

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Coppell Service Center (Life Safety Park), Lot 2R, Block 1, Replat**

**P&Z HEARING DATE:** February 19, 2015

**C.C. HEARING DATE:** March 24, 2015

**STAFF REP.:** Matt Steer, Sr. Planner

**LOCATION:** 820 S. Coppell Road

**SIZE OF AREA:** 2.03 acres of property

**CURRENT ZONING:** PD-108R8-H (Planned Development-108 Revision 8-Historic)

**REQUEST:** A replat of Lot 2, Block 1, of the Coppell Service Center Addition to establish easements to allow the development of educational buildings and a Life Safety Park.

<b>APPLICANT:</b>	<b>Owner:</b> City of Coppell 255 Parkway Blvd. Coppell, Texas 75019 Tim Oates Phone: 972-304-7055 Email: <a href="mailto:toates@coppelltx.gov">toates@coppelltx.gov</a>	<b>Architect:</b> BRW Architects 3535 Travis Street, Ste. 250 Dallas, Texas 75204 Alexis Flores Phone: 214-528-8704 Email: <a href="mailto:aflores@BRWArch.com">aflores@BRWArch.com</a>	<b>Engineer:</b> Jaster-Quintanilla Dallas, LLP 2105 Commerce Street Dallas, Texas 75201 Ovi Sipos 214-752-9098 <a href="mailto:osipos@jqeng.com">osipos@jqeng.com</a>
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**HISTORY:** In August 2007, Council approved an 11-acre development along Coppell Road, including a conference center, retail/office/boutique hotel use and a pet care facility. As a result of this development plan, the Service Center drive was proposed to be relocated to the south. The 11-acre development was never constructed and the entire tract reacquired by the City of Coppell. In June 2013, Council approved a request to replat Lots 1-5, Block A, Villages of Old Coppell (five of the seven lots) into 64 residential lots and five common area lots. A condition of approval was to replat the Grapevine Springs Community Center and the Coppell Service Center properties affected by this change. In December 2013, the subject property was replatted and designated as Lot 2, Block 1, Coppell Service Center.

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

**TRANSPORTATION:** South Coppel Road is a two-lane, improved, 36-foot wide concrete street within a 75-foot right-of-way. North of Burns is contained within a 90-foot right-of-way with angled parking.

**SURROUNDING LAND USE & ZONING:**

**North:** residential; PD-108R11-H (Planned Development-108 Revision 11-Historic)  
**South:** Future Drive to Service Center & DART railroad right-of-way; PD-108R8-H (Planned Development-108 Revision 8-Historic) & LI (Light Industrial)  
**East:** Coppel Service Center; PD-108R5-H (Planned Development-108 Revision 5-Historic)  
**West:** Office/Warehouse; LI (Light Industrial)

**COMPREHENSIVE PLAN:**

*Coppel 2030, A Comprehensive Master Plan* shows the property as suitable for development in accordance with the Old Coppel Historic Special Area Plan.

**DISCUSSION:**

This is the companion request to the previous planned development zoning request. Proposed are a north/south 15-foot sanitary sewer easement paralleling the eastern property line, a 20-foot by 15-foot water easement and a five-foot water easement. A fire lane/mutual access easement and water easement that were dedicated with the project approved in 2007 are shown to be abandoned with this request. Staff is recommending approval subject to minor drafting revisions.

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

Staff is recommending APPROVAL of this request subject to the conditions outlined below.

1. Include the standard dedicatory language on the plat and shift it and the notary block to the right side of the plat.
2. Ensure all verbiage reflect the current "Lot 2R, Block 1" being proposed.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat