

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Duke Lesley Addition, Lot 4R, Block C, Final Plat (TRU Hotel)

P&Z HEARING DATE: August 18, 2016

STAFF REP.: Marcie Diamond, Assistant Planning Director

LOCATION: East side of Point West Blvd., South of Dividend Drive

SIZE OF AREA: 2.725 acres of property

CURRENT ZONING: PD-221R9-HC (Planned Development-221 Revision 9-Highway Commercial)

REQUEST: A final plat of Lot 4, Block C, to establish a building site and easements for a hotel development.

APPLICANT:

OWNER:

Trophy Lodging, LTD
Hitesh Jariwala
3001 Kari Lane
Greenville, TX. 75402
(469) 233-3078
Email: tom.jariwala@hilton.com

ENGINEER:

The Bousquet Group, Inc.
Travis Bousquet
501 S. Carroll Blvd., Suite 201
Denton, TX. 76201
(940) 566-0088
email: travis@tbsolutions.com

HISTORY:

In 2006, an 184-acre Planned Development was established to allow light industrial, office, retail, and hotel uses at the northwest corner of LBJ Freeway and Beltline Road. Since that time through various PD amendments and minor lot adjustments (2008 and 2009), approximately one-third of the property has been developed for its intended use including office, warehouse, and hotel buildings. In November of 2015, a conceptual development for office, hotel, bank, and related retail/commercial buildings on 17 acres with a detailed plan for two retail/commercial/office/retail buildings on 3.5 acres, was submitted for review. After some revisions to the plan, Council approved the Detail Plan for two retail/commercial buildings and the Concept Plan for six additional buildings on the remainder of the 17 acre property in March of 2016.

On June 14, 2016 Council approved PD-221R9-HC which amended the Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attached a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guestroom hotel.

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

TRANSPORTATION: Belt Line Road is a P6D, 6- lane, concrete, major thoroughfare built to standard in a one hundred twenty-foot right-of-way. LBJ Freeway is an Interstate Highway (IH-635) built to federal highway guidelines. The service road adjacent to LBJ is currently undergoing major repair and realignment with construction estimated to be completed in the next six months. Point West Boulevard is an improved concrete roadway with a fifty-foot right-of-way and pavement width of thirty-two feet.

SURROUNDING LAND USE & ZONING:

North: warehouse; Planned Development 222-R4-LI
South: Hotel under construction; Planned Development 221-R8-HC
East: Office building; Planned Development 221-R6-HC
West: vacant land; Planned Development 221-R4-HC

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Freeway Special District of which hotel as a specific use and office/retail as a conceptual use is supportive.

DISCUSSION:

This is a companion request to the PD zoning that was approved to allow a 127 room, five story hotel. This tract is part of a 184.5-acre preliminary plat that was approved in 2006 which established four blocks, which were subsequently replatted into lots for developments of light industrial, office, and hotel uses. The subject property is the fourth property to be final platted in Block C of this preliminary plat.

This Final Plat establishes utility and fire lane easements to support the development of a hotel as approved in the PD zoning for this property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Duke Lesley Addition, Lot 4R, Block C, Final Plat (TRU Hotel) subject to the condition that there will be additional comments during the detail engineering review.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Final Plat