

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

NORTHPOINT ADDITION, LOTS 1R2 AND 1R3, BLOCK 1, REPLAT

P&Z HEARING DATE: April 20, 2017

STAFF REP.: Marcie Diamond, Assistant Director of Community Development/Planning

LOCATION: South side of Northpoint Drive

SIZE OF AREA: 4.846 acres of property

CURRENT ZONING: PD-242R2-HC

REQUEST: A replat of a portion of Lot 1R, Block 1 of the Northpoint Addition, to establish two lots and provide necessary easements to allow for a hotel on Lot 1R3 and future hotel on Lot 1R2.

Owner:

Suketu Patel
Northpoint Hotel Group, LLC
768 Lexington Ave.
Coppell, Texas 75019
972-897-4747
sukieon@gmail.com

Surveyor:

Mark Peeples
Arthur Surveying Co., Inc
220 Elm Street, Suite 200
Lewisville, Texas 75067
972-221-4675
mark.peeples@arthursurveying.com

HISTORY:

In spring of 2001, City Council approved a Site Plan and Plat for an office development on this property. At that time, three buildings were planned for the 16-acre parcel, which lies in two cities, Grapevine and Coppell. A 104,600-square-foot office building, on seven acres, was proposed to be located within the City of Grapevine. Two buildings on nine acres were proposed for Coppell, including a two-story 104,600 square-foot office building and a one-story 32,400 square foot office building.

In February 2008, the Replat of Lots 1R and 2, Block 1 Northpoint Addition was approved which: 1) abandoned the easements that were established to support the office development; 2) retained various utility easements; 3) established a mutual access easement from Northpoint Drive to S.H. 121; and 4) established a waterline easement within in the City of Grapevine to serve the proposed retail development. A 20-foot wide gas pipeline easement, which runs north/south parallel to and west of the existing 30-foot wide access easement and then westward along the southern R.O.W. line of Northpoint Drive has been established by separate instrument. The 30' wide paved access easement which extends from the Fellowship Church property north to Northpoint Drive was established in 1996.

In October 2009, Council approved a Concept Plan for retail/office/hotel and restaurant uses on 9.078 acres of property, and a Detail Site Plan on 3.03 acres to allow a six-story, 128-room Holiday Inn and Suites hotel on the subject property.

In May of 2016, Council approved a PD amendment for a Detail Site Plan for two, five-story hotels on one lot, with mutual access, shared dumpster and parking, with a total room count of 254 plus 4,000 square feet of net meeting space.

On February 14, 2017, City Council approved a revised the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres on property.

HISTORIC COMMENT: We have found nothing of historic significance on the subject parcel.

TRANSPORTATION: Northpoint Drive is a C4D four-lane divided thoroughfare within 80 feet of right-of-way to the east of the subject property. Northpoint continues to the west as a C4U four-lane undivided street within 90 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

North: vacant and mini-warehouse beyond; LI (Light Industrial)

South: Fellowship Church; LI (Light Industrial)

East: Freeport North existing office/warehouse; PD-212-LI (Light Industrial)

West: vacant land and S.H. 121; City of Grapevine

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, shows this land as appropriate for Freeway Special District which includes office, retail restaurant and hotels as targeted uses.

DISCUSSION: As stated above, this property was zoned to support two hotels last year. This PD was amended earlier this year to revise the detail plan for the ALOFT hotel at the southern portion of the property, change the detail plan to a concept plan for the northern hotel and allow the division of this property into two lots. This replat will subdivide this land into two lots, and will provide required easements to support the development of the ALOFT hotel on Lot 1R3.

The fire lane/mutual access and various utility easements traverse both lots. Given that the first phase of development is on the southern lot, the fire lane loop will need to be constructed with the initial development. There are also shared parking and dumpster facility agreement instruments that will need to be filed with this plat. Finally, the mutual access easement with Fellowship Church will need to be abandoned by separate instrument, and reestablished with this replat.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Northpoint Addition, Lots 1R2 and 1R3, Block 1, Replat subject to the following conditions:

1. There will be additional comments during detail engineering review.

2. Correct following drafting errors - revise the county in the owner's certificate to indicate Dallas County and correct all references to the northern lot to be Lot 1R2.
3. The Shared Access, Parking, Waste Dumpster and Easement Agreement shall be filed for record with the replat, revised to reflect correct lot numbers and a replat document.
4. The mutual access easement with Fellowship Church will need to be abandoned by separate instrument, and reestablished with this replat.

ALTERNATIVES:

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

ATTACHMENTS:

1. Approved Site Plan
2. Replat