

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CONNELL SKAGGS ADDITION, LOTS 1R, 3R1 & 3R2, BLOCK 1, REPLAT

P&Z HEARING DATE: April 20, 2017

STAFF REP.: Matt Steer, Senior Planner

LOCATION: 110 & 214 W. Sandy Lake Road

SIZE OF AREA: 10.6 acres of property

CURRENT ZONING: PD-285-C and C

REQUEST: A replat of Lots 1 & 3, Block 1 of the Connell Skaggs Addition, to establish three lots, abandon and dedicate necessary easements to allow for retention of the existing retail building with additional parking on Lot 1, development of a two-building, 30,800-square-foot, retail expansion on Lot 3R1, and future development of Lot 3R2.

APPLICANT:	Owner Matt Bloomfield (Leon Capital Group) LG 110 & 214 Woodside Coppell, LLC 3500 Maple Avenue, Suite 1600 Dallas, TX 75219 214-935-2543 mbloomfield@leoncapitalgroup.com	Engineer Brian Stagaj Halff Associates 3803 Parkwood Blvd., Suite 800 Frisco, Texas 75034 214-217-6463 bsatagaj@halff.com
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HISTORY: In 1987, Council approved a Final Plat for the development of this shopping center, including an approximate 65,000-square-foot anchor grocery store. This store was originally a Skaggs Alpha Beta and became an Albertsons in the mid-1990s. Albertsons closed in June 2008. A Special Use Permit for Sprouts was approved in December 2008 to occupy 28,900 square feet of this space. In May of 2015, Council approved a Special Use Permit for Urban Air to be located to the east of Sprouts, containing 28,900 square feet. Subsequently, Urban Air and ATA Karate were constructed, containing 28,340 square feet, 4,000 square feet, respectively.

On March 24, 2016, the Planning and Zoning Commission approved a Site Plan Amendment for Señor Locos on Lot 1 which allowed the re-occupancy of a retail space for a 6,040-square-foot restaurant with a 640-square-foot outdoor patio and façade improvements (abutting the ATA Karate). At the same Planning and Zoning Commission meeting, a Site Plan Amendment for Mi Cocina was approved on Lot 2 (abutting Denton Tap) which allowed the re-occupancy of a vacant restaurant (formerly Sfizio's) and retail space for a 4,900-square-foot restaurant, with a 470-square-foot outdoor patio.

Planned Development-285-Commercial was approved on January 10, 2017, allowing for retention of the existing retail building with additional parking on Lot 1R (5.8 acres) and development of a two-building, 30,800 square foot retail expansion on Lot 3R1 (3.6 acres).

HISTORIC COMMENT: There is no historic significance associated with the subject property.

TRANSPORTATION: Sandy Lake is a recently widened, four-lane divided thoroughfare built within a 112-foot right-of-way.

SURROUNDING LAND USE & ZONING:
North - Iglesia Mundo de Fe, Ballet Academy and Taco Bell; PD-207-C (Planned Development- 207-Commercial) and C (Commercial)
South - Arbor Manors and Retail; PD-214R-C (Planned Development-214-Commercial) and R (Retail)
East - 7/11 Convenience Store/Gas Station on Lot 4 and Goodyear, Ifratelli's, Mi Cocina, etc. on Lot 2; C (Commercial)
West - Office and Residential; C (Commercial) and SF-12 (Single Family-12)

COMPREHENSIVE PLAN: The *Comprehensive Plan* shows this property as suitable for Mixed Use Community Center uses (no residential).

DISCUSSION: As stated in the HISTORY section, this property was rezoned in January of this year to Planned Development-285-Commercial, allowing for the retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of a two-building, 30,800 square foot retail expansion on a portion of Lot 3 (depicted as Lot 3R1 containing 3.6 acres). This plat provides for the abandonment and dedication of necessary easements to support this development and the division of Lot 3 into Lot 3R1 and 3R2. It is anticipated that Lot 3R2 will be replatted when a development is proposed for this lot.

This is a three page plat due to the number of partial abandonments and easement adjustments. Sheet One depicts the existing, proposed and abandoned easements, Sheet Two depicts the new proposed easements and Sheet Three contains the necessary signature blocks.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Connell Skaggs Addition, Lots 1R, 3R1 and 3R2, Block 1, Replat subject to the following conditions:

1. There will be additional comments during detail engineering review.
2. A tree removal permit is required prior to the removal or relocation of any trees.
3. Revise the open space area of Lot 3R1 depicted on Sheet Two to include the correct label and limit call out.

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