

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Pecan Creek Addition, Lot 2A, Block A

P&Z HEARING DATE: February 15, 2018

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

LOCATION: NEC of S. Denton Tap Road & the DART R.O.W.

SIZE OF AREA: 2.5 acres of property

CURRENT ZONING: PD-286-R (Planned Development-286-Retail)

REQUEST: Replat of Lot 2, Block 1 of the Pecan Creek Addition to establish fire lane and easements for a retail development.

APPLICANT:

Owner:	Engineer:
Saad Biaruty	Mori Ahkavan
Biladi Investments, LLC	Mori's Engineering
1015 N. 35E #315	2616 Pickwick Ln.
Carrollton, Texas 75006	Plano, Texas 75093
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HISTORY:

In 2007, the subject property and the property to the north was platted into two lots to allow separate ownership. At that time, Grow-it Land Designs and Garden Center purchased the northern lot from Pecan Creek Nursery.

In June of last year PD-286-R (Planned Development-286-Retail), was established to allow the development of office, retail and restaurant uses on this eight (8) acre tract of land and to amend the Future Land Use Plan of the *Comprehensive Plan* from "Urban Residential Neighborhood" to "Neighborhood Center Retail"

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

TRANSPORTATION: Denton Tap Road is a P6D six-lane divided thoroughfare, built to standard in a 100-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North – Grow-it Land Designs and Garden Center; R
South – DART R.O.W. and Self-Storage; LI
East – Grow-it and Creekview Single Family Subdivision; R and PD-104-SF-9
West – The Chateaus Single Family Subdivision; PD-108R11- SF-9

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this area as **Neighborhood Center Retail** is appropriate along the east side of S. Denton Tap Road, between Bethel Road and DART R.O.W., west of the centerline of the creek.

DISCUSSION:

As discussed above, this property was granted PD zoning last summer to allow the development of retail, office and restaurant uses on this eight-acre tract. This approval was subject to replatting of this property to provide a fire lane easement and to establish necessary easements to support this proposed development. This plat provides these easements as well the realignment of the existing mutual access easement with the property to the north to allow continual access for the employees and patrons of the Landscape Nursery to the existing median opening on S. Denton Tap Road.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.
2. A Tree Removal Permit will be required prior to the removal of any trees.

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