

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Northlake Woodland Center Addition, Lots 4R, 5 & 6, Block A, Replat & Minor Plat**

**P&Z HEARING DATE:** August 16, 2018

**STAFF REP.:** Mary Paron-Boswell, Senior Planner

**LOCATION:** East Side of Denton Tap Road, south side of Vanbebber Drive and north side of Bethel School Road.

**SIZE OF AREA:** 1.479 acres

**CURRENT ZONING:** PD-217R2-C (Planned Development-217 Revised-Commercial)

**REQUEST:** A Replat and Minor Plat to establish a building site and various easements for a new Doggie's Wonderland facility of Lot 5 (dog boarding, grooming and kennel) and repurposing of the existing facility on Lot 4R for a dog rescue kennel and dog wash. A portion being a replat of Lot 4, Block A, of the Northlake Woodland Center addition, containing 1.479 acres of property.

**APPLICANT:**

<p><b>OWNER</b> TKL Real Estate Investment M. William Tsao 505 Alma Drive Plano, TX. 75057 (469) 867-2933</p>	<p><b>ENGINEER</b> G&amp;A Consultants, LLC Josh Barton, P.E. 111 Hillside Dr. Lewisville, TX. 75057 (972) 436-9712 email: josh@gacon.com</p>
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**HISTORY:** The property is partially developed with the northwest portion containing a self-serve car wash facility and the existing Doggie Wonderland facility located on the southeastern portion of the site. The Doggie Wonderland facility was originally constructed in 1984 as a children's daycare facility and converted in 2007 to Doggie's Wonderland.

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

**TRANSPORTATION:** South Denton Tap is a P6D, a six-lane concrete divided thoroughfare, to the west of this property. Vanbebber Drive is a two-lane undivided collector, while Bethel School Road is an undivided major collector road.

**SURROUNDING LAND USE & ZONING:**

**North:** Restaurant (PD-257R-C); Residential (SF-7)

**South:** office/warehouse uses; PD-272R3-LI and PD-272R4-LI

**East:** Church (SF-7)

**West:** Gas Station (C); Retail with Drive-Thru (PD-268-C)

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Neighborhood Center Retail. These areas would provide for retail, restaurants, office, civic and institutional primarily intended to serve nearby neighborhoods.

**DISCUSSION:**

The existing final plat for Lot 4 was approved in 2007, and the easements and fire lanes were configured to accommodate the existing building. A previous plat for this property was approved in January but was not filed and has since expired. This request is to revise the platted lot configuration and create a total of three lots. The plat will also establish access easements, fire lane configuration and proposed utility easements to accommodate the proposed 4,590 square foot building proposed in companion item PD-217R3- C.

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

Staff is recommending APPROVAL of the Northlake Woodland Center Addition, Lots 4R, 5 and 6, Block A subject to the following condition:

1. There may be additional comments generated at the time of Detail Engineering review.
2. Plat shall not be filed until zoning is approved.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Replat Document (1 sheet)