

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**North Lake College, North Campus Addition,
Lot 1R, Block 1, Replat**

P&Z HEARING DATE: June 20, 2019

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: S.W.C. of Sandy Lake Road and Royal Lane

SIZE OF AREA: 34.8 acres of property approximately

CURRENT ZONING: PD-224R-HC

REQUEST: A replat of North Lake College, North Campus Addition, Lot 1, Block 1 to provide required fire lanes and easements for the expansion of buildings and parking on approximately 34.8 acres land located at 101 S. Royal Lane.

APPLICANT:	Owner:	Surveyor:
	Dallas County Community College	Paul Rust
	1601 S Lamar Street	SAM, LLC.
	Dallas, TX 75215	7101 Envoy Court
	Attn: Dr. Christa Slejko	Dallas, TX 75247
	214-378-1500	214-631-7888
		prust@sam.biz

HISTORY: In April of 2003 the property was rezoned to allow the development of the college campus. At that time approximately 10 acres was developed, containing the existing campus building and associated parking. In 2011 the PD was amended to allow a gas valve site to support the gas pipeline installed parallel to SH 121.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: State Highway 121, is a state highway, recently built to standard.
Sandy Lake Road is a four-lane divided thoroughfare in a six-lane R.O.W.
Royal Lane is a four-lane divided thoroughfare in a six-lane R.O.W.

SURROUNDING LAND USE & ZONING:

North: Vacant (Proposed Hotels/Office/Retail); PD-297-HC (Highway Commercial)
South: Office Warehouse; LI (Light Industrial)
East: Office Warehouse; LI (Light Industrial) & PD-194R5-LI
West: SH 121& Self Storage; C (Commercial (S-1204))

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable for Freeway Special District with a designation for other school facilities.

DISCUSSION: This plat reflects the existing easements and addresses the easements and fire lanes required for this phase of development. This plat is the companion item to the zone change request PD-224R2-HC, which will allow for the expansion of the college campus which includes a new building and associated parking.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the replat of North Lake College, North Campus Addition, subject to the following condition being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat