

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Dave & Buster's Addition,  
Lots 1 & 2, Block A, Minor Plat**

**P&Z HEARING DATE:** March 19, 2019

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

**LOCATION:** Southeast corner of Dividend Drive and S. Belt Line Road

**SIZE OF AREA:** 16.722 acres

**CURRENT ZONING:** PD-301R-HC

**REQUEST:** A Minor Plat of Dave and Buster's Addition, Lots 1 and 2, Block A on approximately 16.722 acres to establish fire lanes and necessary easements for the construction of an office building.

<b>APPLICANT:</b>	<b>CONSULTANT</b> WGI Inc 8144 Walnut Hill Lane, Suite 903 Dallas, TX Megan Silva (214) 307-4767 <a href="mailto:Megan.Silva@wginc.com">Megan.Silva@wginc.com</a>	<b>PROPERTY OWNER</b> Beltline Properties, LLC 306 W 7 <sup>th</sup> St., Suite 500 Fort Worth, TX 76102 J. Walker Holland (817) 355-1050
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**HISTORY:** This is one of the few properties located on the east side of S. Belt Line Road and just north of I-635, that is in Coppell. The eastern perimeter of the site is the City limit line between the City of Coppell and City of Dallas (Cypress Waters Development.) This is a companion item to PD-301R-HC, which identifies the construction of an office building for Dave and Buster's on Lot 1 and future development proposed for Lot 2.

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

**TRANSPORTATION:** Adjacent to S. Belt Line Road (P6D – six-lane divided thoroughfare) and Dividend Drive.

**SURROUNDING LAND USE & ZONING:**

**North:** QuickTrip (PD-237R4-HC); Vacant Land (A - Agricultural)

**South:** Springhill Suites Hotel (PD-237R8-HC); City of Dallas (Cypress Waters)

**East:** City of Dallas (Cypress Waters)

**West:** Caliber Home Loans Office & Point West Development (PD-221-HC)

**COMPREHENSIVE PLAN:** The 2030 *Comprehensive Plan* of shows the property as suitable for Freeway Special District, allowing for regional uses.

**DISCUSSION:** This plat incorporates multiple unplatted parcels to create two lots. Lot 1 is proposed to be developed into a 78,400-sf two-story office building. This office building will be the new headquarters for Dave and Buster's. The plat addresses the easements and fire lanes required for the construction of this office building.

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

Staff is recommending APPROVAL of Dave and Buster's Addition, Lots 1 and 2, Block A, 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. Final Plat
2. Detail Site Plan