

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Coppell Sandy Lake Lift Station Addition, Lot 1, Block A

P&Z HEARING DATE: March 18, 2021

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

LOCATION: South side of Sandy Lake Road, approximately 1,100-feet east of MacArthur Blvd

SIZE OF AREA: 0.756 acres of property

CURRENT ZONING: PD-280-R (Planned Development-295 Revised- Highway Commercial)

REQUEST: A plat to create one lot for a lift station.

APPLICANT:	Owner: Michael Garza City of Coppell 255 E Parkway Blvd Coppell, TX 75019	Engineer: Adrian Dongell Plummer Associates, Inc. 14755 Preston Road, Suite 420 Dallas, TX 75254
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HISTORY: This property has had a lift station on it for over 50 years. In 2015 a Planned Development was approved to allow for a cell tower to be placed on the site. Just after the approval, the site was impacted by a severe flood and the cell tower was never constructed.

HISTORIC COMMENT: There is no historic significance other than a lift station has been on this site for over 50 years.

TRANSPORTATION: Sandy Lake Road is a four-lane divided concrete road contained within an approximate 110-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: non-conforming plant nursery; R-Retail
South: Universal Academy Charter School; Planned Development-97R4-R
East: St. Joseph's Retirement Village; Planned Development 114R-SF-7
West: Universal Academy Charter School; Planned Development-97R4-R

COMPREHENSIVE PLAN: Coppel 2030, A Comprehensive Master Plan, shows this land as appropriate for Neighborhood Center Retail.

DISCUSSION: This is a companion request to the PD development of the Coppel Sandy Lake Lift Station. The PD allows for the upgrading of the existing lift station that has been in existence for over 50 years.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Coppel Sandy Lake Lift Station Addition, Lot 1, Block A, Minor Plat, subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Plat