

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Northlake Woodland Center Addition, Lots 4R-1& 5R, Block A, Replat

P&Z HEARING DATE: August 19, 2021

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

LOCATION: South side of Vanbebber Drive and north side of Bethel School Road,
approximately 300' east of Denton Tap Road

SIZE OF AREA: 1.13 acres

CURRENT ZONING: PD-217R3-C (Planned Development-217 Revision 3-Commercial)

REQUEST: A Replat of Lot 4R and 5, Block A, to allow for additional acreage for lot 4R to
construct additional parking for a proposed chess club and learning center in the
existing building.

APPLICANT:	OWNER (Lot 4R) Coppell Realty Investment, LLC Christopher Lu 2008 E Peters Colony Rd Carrollton, TX. 75007 (214) 641-6450	OWNER (LOT 5) Ganesan, LLC 7268 Ridgepoint Dr. Irving, TX 75063 (469) 235-2108 suresh.ganesan@gmail.com	SURVEYOR MCADAMS 111 Hillside Dr. Lewisville, TX. 75057 (972) 436-9712 jstowell@mcadamsco.com
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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: Bethel School Road is designated on the Thoroughfare Plan as a two-lane collector street, built within a 60-foot right-of-way. Vanbebber is a two-lane residential street within a 50-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: Credit Union (PD-257R-C); Residential (SF-7)

South: Post Office (C)

East: Church (SF-7)

West: Convenience Store & 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:

A final plat for Lot 4 was approved in 2007, and the easements and fire lanes were configured to accommodate the existing building. In 2018 a revised plat created three lots by incorporating the vacant lot to the north, the existing carwash site and the Doggie Wonderland site. The plat established mutual access easements, configured fire lane easements and proposed utility easements to accommodate a proposed 4,590 square foot building proposed on the vacant lot (Lot 5). This building was never constructed, and the property has now been sold to another owner. This plat is to once again reconfigure the lot lines between lots 4R and 5, where the Doggie Wonderland facility will be converted into a Chess club and learning center and requires additional land to construct new parking spaces. This plat is a companion item to PD-217R4-C.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Northlake Woodland Center Addition, Lots 4R-1 and 5R, Block A, subject to the following conditions:

1. There may be additional comments generated at the time of Building Permit.
2. Plat shall not be filed until zoning is approved.
3. A shared dumpster agreement will be required to be filed along with the plat.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat