

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

West Sandy Lake Road Addition II, Lots 1-4, Block A, Minor Plat

P&Z HEARING DATE: October 21, 2021

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

LOCATION: NEC Sandy Lake Road and SH 121

SIZE OF AREA: 16.57 acres of property

CURRENT ZONING: PD-297-HC (Planned Development 297-Highway Commercial)

PROPOSED ZONING: PD-297R-HC/LI (Planned Development 297 Revised-Highway Commercial/
Light Industrial)

REQUEST: A Plat to create four lots, two lots for hotels, one for an office warehouse and the fourth for a future commercial building; and provide fire lanes, mutual access, street, sidewalk and utility other easements for the development.

APPLICANT:

Owner: Ferguson Realty Company 2115 Royal Dominion Court Arlington, Texas 76006 Victor Munson vmunson@flash.net (214) 237-2920	Engineer: Halff Associates, Inc. 1201 North Bowser Rd. Richardson, TX 75081 Dave Littleton dlittleton@halff.com (214) 346-6213
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HISTORY: This property is comprised of several tracts of property that are in abstract.

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

TRANSPORTATION: SH 121 is a state highway, recently built to standard.
Sandy Lake Road is a six-lane divided thoroughfare.

SURROUNDING LAND USE & ZONING:

North: vacant land & office/warehouse – HC and LI
South: DCCC – PD- 224R- HC & office/warehouse LI
East: office/warehouse – LI
West: SH 121 and vacant land

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable for Freeway Special District and is adjacent to the Industrial Special District.

DISCUSSION: This is a companion request to the PD for the development of this property to establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.57 acres of property and a Detail Site Plan for two Hotels, a Home2Suites and a Marriott Element hotel, on approximately 6.01 acres of land located, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial on the 9.01 acre portion.

This plat will provide fire lanes, mutual access, street, sidewalk and utility other easements for the development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of West Sandy Lake Road Addition II, Lots 1-4, Block A, Minor Plat, subject to the following conditions:

1. There may be additional comments during engineering and building permit review.
2. Approval of the Planned Development by City Council and change of the Future Land Use Map.
3. Create a Property Owners Association for Lots 2 & 3 (two hotels) and another for Lots 1 & 4 (office warehouse and future commercial lot). Submit a draft copy for City Attorney review prior to filing.

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. Replat