

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Stonelake Skyport Addition, Replat, Lot 1, Block A

P&Z HEARING DATE: September 19, 2024

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: Northeast corner of South Royal Lane and Gateway Boulevard

SIZE OF AREA: 16.07 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: A replat to modify a lot for the creation of two office warehouse buildings and associated easements and fire lane reconfiguration.

APPLICANT:

Developer: SL & DFW Industrial, LP 100 Crescent Court, Suite 850 Dallas, TX 75201 Bwilson@stonelake.com	Engineer: Neda Hossieny, P.E. Kimley-Horn & Associates 13455 Noel Road, Two Galleria Office Tower, Ste. 700 Dallas, TX 75240 Neda.Hossieny@Kimley-Horn.com
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HISTORY: This property is zoned Light Industrial (LI) and has been used as a Park'n Fly location since 1995. A Site Plan for a similar Office/Warehouse Development was approved in October 2022 for redevelopment of this site. The plat was never filed of record.

TRANSPORTATION: South Royal Lane is a four-lane divided thoroughfare built within a 110-foot right-of-way. South of the property Gateway Boulevard is a two-lane undivided thoroughfare built within a 70-foot right-of-way at this segment.

SURROUNDING LAND USE & ZONING:

- North – DART Rail Line & Light Industrial (LI)
- South – LBJ Freeway
- East - Office Warehouse; Light Industrial (LI)
- West – Vacant Land (LI)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Freeway Special District.

DISCUSSION:

This is a simple replat request. This is a companion item to Stonelake Skyport Development, where they are proposing two office warehouse buildings. This plat will create one lot and dedicate associated easements and fire lanes on the property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Stonelake Skyport Addition Replat, subject to the following conditions:

1. A variance be granted to allow for the driveway configuration as shown for the South Royal Lane entry.
2. There may be additional comments at the time of Detail Engineering Review and Building Permit.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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

ATTACHMENTS:

Replat