

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Stonelake Skyport Lot 1, Block A, Site Plan**

**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:** Site plan approval for two office/warehouse buildings

**APPLICANT:**

**Developer:**

SL & DFW Industrial, LP  
100 Crescent Court, Suite 850  
Dallas, TX 75201  
[Bwilson@stonelake.com](mailto: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](mailto:Neda.Hossieny@Kimley-Horn.com)

**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 but was never constructed. The corresponding proposed plat was also 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:**

### **Site Plan**

The site is currently being used as a Park'n Fly location and has several buildings in addition to car canopy areas that will be removed to allow for this new construction. The site is zoned Light Industrial (LI) and is surrounded by other LI properties. It is bounded by Royal Lane to the west, Gateway Boulevard to the south, DART rail line to the north and another office-warehouse site to the east. Two office warehouse buildings are proposed to be constructed on this site, side by side, with the truck courts facing one another. There is an entrance proposed on Gateway Boulevard which will bring trucks straight into the truck court area. There is also another entrance located on Royal Lane. Building 1 which is closest to Royal Lane is proposed to be 117,608-square feet, while Building 2 which is located on the eastern portion of the site is proposed to be 164,904-square feet. There are 33,000 square feet devoted to office space and the remainder will be warehouse/distribution space. A parking ratio of 1 parking space per 300 square feet is attributed to the office space and one parking space per 1,000 square feet is attributed to the warehouse space. There are 361 parking spaces proposed for cars in addition to truck dock space. A fire lane encircles the site and bisects the truck court area. In addition, a 30-foot drive aisle extends north and south, parallel to Royal for truck traffic. The applicant is proposing a 65-foot-wide drive approach with an 8-foot X 18-foot concrete median separating the inbound and outbound traffic on Royal to help maneuver the trucks to and from the site. This requires a variance to our *Subdivision Ordinance*, as the width exceeds the 40' maximum and the radii are irregular. This is listed as a condition within the recommendation for approval.

### **Landscape Plan/Tree Survey**

There are only 5 trees to be preserved on site. The remainder (783 caliper inches) will be removed. There are 6 specimen trees greater than 24 caliper inches that will be removed. After a preservation credit and landscaping credit, the total cost is \$179,870.00, to be paid at the time of tree removal permit.

As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance* and exceeds the amount to total landscape area. The landscape buffer along Royal Lane, along the DART perimeter to the north and segments of Gateway Boulevard meet or exceed the 15-foot minimum required. A total of 130, 4-caliper inch overstory trees are proposed to be planted on site. These consist of 39 Lacey Oak, 22 Chinquapin Oak, 30 Shumard Red Oak, 13 Live Oak, and 26 Cedar Elms. The proposed and existing perimeter trees and proposed shrubs will serve to buffer the DART line from the site. There are shrubs proposed to screen the parking areas from the rights-of-ways and the adjacent properties.

### **Building Elevations, Lighting & Signage**

The buildings are approximately 48-ft in height with the parapet. The buildings will be made of tilt wall and will have enhanced entries at the ends and in the middle. There are square clerestory windows on the upper part of the front elevations to provide natural light. The corners of the buildings

have extensive storefront glass with a canopies and reveals. The truck court side of the buildings will also have reveals to break up the length.

There are two monument signs proposed: one on Gateway Boulevard and one on Royal Lane. The details have not been provided. They will be required to meet the signage requirements of the *Zoning Ordinance*. Building signage has not been identified and also will need to meet ordinance requirements.

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

Staff is recommending APPROVAL of the Stonelake Skyport Site Plan, 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.
3. Signage shall comply with the sign ordinance.
4. A tree removal permit shall be required. Tree mitigation fees are estimated to be \$179,870.00.
5. The plat for this development be filed.

**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
4. Take under advisement for reconsideration at a later date

**ATTACHMENTS:**

1. Site Plan
2. Tree Preservation Plan
3. Landscape Plan
4. Buildings 1 & 2 Elevations
5. Trip Generation Memo