

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Gateway Business Park II, Lot 1R, Block B, - BMSC/Naterra Corp. Headquarters, Replat

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: SEC of Freeport Parkway & Wrangler Drive

SIZE OF AREA: 18.4 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: A replat to establish setback lines and necessary easements to allow the construction of a 312,212-square-foot, two-story office/warehouse building.

APPLICANT:

Owner:	Engineer:
SFPLP Holdings Management, LLC	Clayton Strolle, P.E.
137525 Denton Drive	Pacheco Koch, LLC
Dallas, Texas 75234	8350 N. Central Expressway
972-241-9665	Dallas, Texas 75206
	972-235-3031
	cstrolle@pkce.com

HISTORY: In 1998 a PID was established for Gateway Business Park, which provided landscaping and business park signage for this development. In 1990, a preliminary plat for 225 acres was approved. Since that time, approximately one-half of the park has been developed and is home to companies such as Brinks, Avaya, UPS, Haverty's, and is the future home of AAA which will be occupying the two, a two-story office buildings on the west side of Freeport Parkway at IH 635.

In 1999, the subject property was part of a three-lot Final Plat of 32.8 acres to allow the development of a two-story, 104,000-square-foot office building on IH 635 and Freeport Parkway.

On April 18, 2013, the Planning and Zoning Commission approved a site plan for a two-story, 317,212-square-foot office/manufacturing/warehouse building with phased parking on this 18.4 acre tract of land subject to a replat being submitted to establish all necessary fire lanes and easements to support this proposed development and confirmation of a Spill Containment Plan by the Fire Marshal.

TRANSPORTATION: Freeport Parkway is a four-lane divided thoroughfare, built within a 110-foot R.O.W. Wrangler Drive is a four-lane undivided thoroughfare, built within 70 feet of R.O.W., and Dividend is a four-lane divided thoroughfare, built within 75 foot R.O.W.

SURROUNDING LAND USE & ZONING:

North- Vacant land and Office/warehouse; LI (Light Industrial)
South - Vacant and Office Buildings; LI (Light Industrial)
East - Coppell Middle School East and Athletic Fields; C (Commercial)
West - Future Home of AAA, Office; LI (Light Industrial)

COMPREHENSIVE PLAN:

The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable for Industrial Special District uses.

DISCUSSION:

As discussed in the History section of this staff report, on April 18th the Planning and Zoning Commission approved a site plan to allow construction of an office/manufacturing/warehouse building. The owner/occupant will be BMSC/Naterra who is consolidating their facilities and relocating their headquarters, manufacturing and warehouse functions to this new 317,000-square foot building. BMSC (Beauty Manufacturing Solutions, Corp) formulates and manufactures an extensive range of cosmetics and personal care products for men, women, and children. Naterra manufactures skin care products, including Tree Hut, Baby Magic and *phase+*. Per the Planning and Zoning Commission's recommendation, staff has forwarded the applicant information concerning permit process from the Trinity River Authority relating Industrial Discharge into the Sanitary Sewer.

This replat establishes setback lines and utility and fire lane easements to support this development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Gateway Business Park II, Lot 1R, Block B, (BMSC/Naterra Corp), Replat, with no conditions

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat