

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-221R4R2-LI

P&Z HEARING DATE: February 19, 2026

C.C. HEARING DATE: March 10, 2026

STAFF REP.: Matthew Steer, AICP Development Services Coordinator

LOCATION: Northwest quadrant of IH-635 and Point West Boulevard.

SIZE OF AREA: 25.4 acres of property

CURRENT ZONING: PD-221-R4R-LI (Planned Development 221-Revision 4 Revised – Light Industrial)

REQUEST: Consideration of a zoning change request from PD-221R4R-LI to PD-221R4R2-LI, to allow for the Detail Planned Development of a 439,689 square foot Office and Distribution Center.

APPLICANT:	Architect	Engineer	Applicant
	Pross Design Group	Kimley-Horn	Naterra
	5310 Harvest Hill Rd, Suite 180	2600 N Central Expy.	601 Fritz Drive
	Dallas, Texas	Tower 2600, Ste. 400	Coppell, Texas 75019
		Richardson, Texas 75080	

HISTORY: In 2006, Duke Realty rezoned the 185 acres from Agricultural to Light Industrial and Highway Commercial. The Light Industrial land was 112 acres in size and was located north of the proposed Dividend Drive. The Highway Commercial property was 73 acres and located south of the proposed Dividend Drive. Point West Boulevard was approved to run north/south and extend to the IH-635 frontage road.

In February 2007, the land south of Dividend Drive was put under a Planned Development-Highway Commercial District allowing for development of retail, office, and hotel uses. To date, the property on the east side of Point West Boulevard has developed with compatible uses. The subject vacant property is located on the west side of Point West.

In April 2007, the 112 acres that was rezoned to Light Industrial was put under a Planned Development zoning which allowed for a landscape screening of the truck loading area of the office/warehouse fronting on Dividend Drive, and the Comprehensive Land Use Plan was amended from Freeway Office to Light Industrial Showroom. The justification for the amendment was because the parcel did not have direct freeway access/exposure.

In December 2025, Council approved a request for a future land use map amendment to the 2030 Comprehensive Mater Plan from Freeway Special District to Industrial Special District a Conceptual Zoning Change from Highway Commercial to Planned Development-221-Revision 4 Revised-Light Industrial.

HISTORIC COMMENT: There is no historic significance related to the subject property.

TRANSPORTATION: IH-635 (LBJ Freeway) is an interstate highway built to federal highway guidelines. Point West Boulevard is 32-feet wide and built within a 50-foot wide right-of-way and intersects with Dividend Drive to the north of this property.

SURROUNDING LAND USE & ZONING:

North: Industrial; PD-222R5-LI

South: IH-635 right-of-way

East: Hotels and vacant property; PD-221R9R2-HC, PD-221R8-HC, PD-221R3R-HC, PD-221R9R3-HC

West: IH-635 right-of-way

COMPREHENSIVE PLAN: The 2030 *Comprehensive Plan* was amended in December 2025 to show the property as suitable for Industrial Special District.

DISCUSSION:

Proposal:

Naterra is proposing a Detail PD for a facility to house their World Headquarters (HQ). Naterra is a leading creator of beauty, baby care and personal care products. The new HQ in Coppell would consolidate 100 employees from three other locations including Coppell (Marketing, Finance & Operations), Southlake (Sales Team), and Alliance (Supply Chain, Regulatory & Quality). According to the Site Plan, there are 250 employees (200 office, 50 warehouse) that will be at the proposed facility.

Detail Site and Landscape Plans:

The building area is proposed to be 439,689 square feet. The southwest elevation of the building faces IH-635. The enhanced, two-story office area is on the south corner. The truck area faces Point West Boulevard; therefore, screening is required. They are proposing a 14-foot concrete screen wall on both sides of the dock area and a landscape berm with a hedge row to screen it from Point West Boulevard.

The highest point of the building is 55 feet, located on the southeast corner of the building where the office component is two stories. The office is 44,738 square feet. and the warehouse area is 394,951 square feet. The parking required for office is one parking space per 300 square feet and for warehouse is one parking space per 2,000 square feet. 150 parking spaces are required for the office and 198 parking spaces for the warehouse for a total requirement of 348 parking spaces. They are proposing 368 parking spaces, exceeding the requirement.

There are no trees currently on the site. They are proposing 198 overstory trees and sufficient landscape area to meet the requirements of the Landscape Section of the *Zoning Ordinance*. There are two retention ponds proposed, each with a fountain.

Building Elevations & Rendering:

The building is proposed to be 55 feet in height and will be site cast concrete wall panels with tinted grey glass storefront and limestone accent panels. The only differences from this proposal to the conceptual plan are: the extension of the windows to the top of the structure on the south elevation and the deletion of a canopy that extended on the top window on the front southeast elevation.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff recommends APPROVAL of PD-221R4R2-LI Detail Plan subject to additional comments being generated at the time of Building Permit and Detail Engineering Review.

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. Detail Site Plan
2. Detail Landscape Plan
3. Elevations
4. Renderings
5. Material Board