

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Northlake 635 Business Park, Lot 1, Block E & Lot 1R2R, Block D, Replat

P&Z HEARING DATE: July 18, 2013
C.C. HEARING DATE: August 13, 2013

STAFF REP.: Matt Steer, City Planner

LOCATION: NWC of South Belt Line Road and Lakeshore Drive

SIZE OF AREA: 32.83 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: Replat to establish necessary easements and fire lanes to allow the development of two speculative office buildings on 8.4 acres (Lot 1, Block E) and to incorporate approximately 1.3 acres of property into Lot 1R2R, Block D (24.4 acres).

APPLICANT:	Owner:	Engineer:
	Contact: Jarrod Yates	Trey Braswell
	Columbia Texas Lakeshore II	Kimley Horn
	Industrial, LLC	5750 Genesis Ct, Ste. 200
	120 N LaSalle Street	Frisco, Texas 75034]
	Chicago, Illinois 60602	972-335-3580
214-740-3300	trey.braswell@kimley-horn.com	

HISTORY: In July 2011, a site plan amendment and replat were approved which allowed for the incorporation of an additional 3.2 acres of property (west of the subject property) into Lot 1R2 to provide approximately 348 additional parking spaces to serve the existing buildings to the north.

HISTORIC COMMENT: This property has no known historical significance.

TRANSPORTATION: Lakeshore Drive is a four-lane, undivided, concrete street in an industrial area with 60 feet of right-of-way and 41 feet of paving. South Belt Line Road is a six-lane divided arterial within a variable width right-of-way.

SURROUNDING LAND USE & ZONING:

- North:** Industrial/office use; Light Industrial (LI)
- South:** Industrial/office; Light Industrial (LI)
- East:** Vacant land, City of Dallas
- West:** Industrial/office use; Light Industrial (LI)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for office/warehouse uses.

DISCUSSION:

This is the companion request to the Site Plan. The purpose of the replat is to plat a portion (8.4 acres) of Lot 1R1, Block D as Lot 1, Block E, and to plat the remainder (1.3 acres) into the existing Lot 1R2, Block D (23.1 acres) to form Lot 1R2R, Block D (24.4 acres). Mutual access, fire lane and water easements are proposed to be dedicated while a ten-foot building line and parking setback is proposed to be abandoned by this plat. Staff is recommending approval subject to the purpose statement being revised and the third ownership entity information being filled in at the bottom of the page.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request subject to the following conditions:

1. Additional comments may be generated upon detailed engineering plan review.
2. Revise the purpose statement to read, “The purpose of the replat is to plat a portion (8.4 acres) of Lot 1R1, Block D as Lot 1, Block E, and to plat the remainder (1.3 acres) into the existing Lot 1R2, Block D (23.1 acres) to form Lot 1R2R, Block D (24.4 acres).”
3. Fill in the blanks for the third ownership entity contact information at the bottom of each sheet.
4. A tree removal permit is required prior to the start of construction.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat (2 Sheets)