

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Prologis Park One Twenty One, Lots 2R-2R1 Through 2R-2R3 Block B, Replat**

**P&Z HEARING DATE:** February 16, 2023

**STAFF REP.:** Mary Paron-Boswell, Sr. Planner

**LOCATION:** NEQ Northwestern Drive and SH 121

**SIZE OF AREA:** 3.77 acres of property

**CURRENT ZONING:** PD-295R-HC (Planned Development-295 Revised- Highway Commercial)

**REQUEST:** A Replat to subdivide the property into three lots.

<b>APPLICANT:</b>	<b>Owner:</b> Eric Hawk Archway 121 Coppell, Ltd. 13100 Northwest Freeway Suite 340 Houston, Texas 77040 <a href="mailto:ehawk@archwayprop.com">ehawk@archwayprop.com</a>	<b>Engineer:</b> Clay Cristy Claymoore Engineering, Inc. 1903 Central Drive Suite 406 Bedford, Texas 76021 <a href="mailto:clay@claymooreeng.com">clay@claymooreeng.com</a>
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**HISTORY:** The original Planned Development itself included a much larger area of over 110 acres and was rezoned from Light Industrial to a Planned Development in July of 2014. The majority of the Prologis sites have been developed as large office warehouses. The remaining vacant pieces are located close to SH 121 with zoning ranging from HC, LI and PD. This property was platted in 2019 with the development of the QuikTrip Convenience store and Gasoline Station and again in 2021 for the development of the Sheraton Four Points Hotel.

**HISTORIC COMMENT:** This property does not have any historic significance.

**TRANSPORTATION:** SH 121 is a state highway built to standard.  
Freeport Parkway is a six-lane divided thoroughfare.  
Northwestern Drive is a local street

**SURROUNDING LAND USE & ZONING:**

North: QuikTrip (PD-295-HC)

South: Vacant Land – Approved for Sheraton Four Points Hotel (PD-295R-HC)

East: Vacant Land – (PD-295-HC)

West: SH 121 and city limits

**COMPREHENSIVE PLAN:** Coppel 2030, A Comprehensive Master Plan, shows this land as appropriate for Freeway Special District use.

**DISCUSSION:** This is a companion request to the PD developments for two of the three proposed lots. A Starbucks is proposed for Lot 2R-2R2, and a Popeyes Chicken Restaurant is proposed Lot 2R-2R1. Nothing is currently proposed for Lot 2R-2R3. This replat reconfigures the existing lot to allow for the construction of the two restaurant uses and future commercial use.

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

Staff is recommending APPROVAL of Prologis Park One Twenty One Addition, Lots 2R-2R1 through 2R-2R3, Block B, Replat, subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at time of tree removal permit.
3. The linear park/focal point shall be constructed concurrent with the development of Lot 2R-2R3.

**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. Replat