

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-312-HC, Lovett Coppel Business Park

P&Z HEARING DATE: October 19, 2023
C.C. HEARING DATE: November 14, 2023

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: Northeast corner of S.H. 121 and Business 121

SIZE OF AREA: 17.7 acres of property

CURRENT ZONING: HC (Highway Commercial)

REQUEST: A zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Special District to Industrial Special District on the 13.2 acre office/warehouse portion

APPLICANT:

Developer:

Colby Everett
Lovett Industrial, LLC
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Engineer:

Dan Gallagher, P.E.
Kimley-Horn & Associates, Inc.
2600 N Central Expressway, Ste 400
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Property Owners:

Richard Lee Flournoy
Mary Sue Flournoy Trust
WCH Family Partnership LTD
Jeffrey S. Howsley
Andrea L. Howsley Parker
Carol Ann Howsley

HISTORY:

In 2003, the Planning and Zoning Commission called a series of public hearings to determine the appropriate zoning along the limited frontages the City of Coppell has along freeways. The intent of this initiative, which was adopted by City Council, was to revise the *1996 Future Land Use Plan* and to rezone these properties from Light Industrial to Highway Commercial to “allow the land owners significant flexibility in development options to take advantage of the highway access

while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as **Freeway Special District**. Throughout the years, we have had preliminary discussions with developers on what was allowed to be developed in the area, we have never received a formal application until this one.

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

TRANSPORTATION: State Highway 121 is a state highway built to standard.
Business 121 is a state highway built to standard.

SURROUNDING LAND USE & ZONING:

North: Vacant land; LI (Light Industrial)
South: SH 121 & Westhaven; PD-255-SF (Planned Development-255-Single Family)
East: Vacant land & Concrete Batch Plant; HC (Highway Commercial)
West: Vacant land; HC (Highway Commercial)

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as Freeway Special District.

DISCUSSION: This is a three-part request. Part one is to establish a Conceptual Planned Development for two office/retail lots, an office/warehouse use and a retention pond on 17.7 acres of property. Part two is a Detail Planned Development for a 257,600 square foot office/warehouse building and retention pond on 14.7 acres represented in red (Lot 1) on the Lot Lines/Area Exhibit. The third part is also associated with the office/warehouse component, which requires a change to the future land use map from Freeway Special District to Industrial Special District for Lot 1 (not including the retention pond).

The subject property was a part of a city-initiated effort, 20 years ago, to establish Highway Commercial (HC) zoning along the freeway frontages to enhance development standards, ensuring that the limited freeway frontage and entry portals into the City of Coppell are of the high-quality developments envisioned. The request is to retain the base zoning of Highway Commercial District with specific PD Conditions (See attached Proposed Conditions Exhibit).

The *2030 Master Plan* adopted in 2011, echoed that intent by designating this area as Freeway Special District, which also speaks to site elements including:

“*Focal Points* - Corners of major intersections should include a “focal point” near major intersections and around “gateway” areas. Focal points should include vertical architectural features, fountains, public art, and/or public plazas.

Concept Plan

This property is located at the northeast corner of SH 121 and Business 121. The purpose of the Concept Plan is to establish the preliminary layout of uses and

circulation patterns to support the different phases of development. The office/warehouse is proposed for the first phase, to be constructed on the northern portion of the site, adjacent to a Light Industrial vacant property to the north which is partially located in Lewisville. To the east is a concrete batch plant & vacant land and to the west is vacant land. The proposal includes a retention pond to be located to the south along the frontage road of SH 121. Lots 2 and 3 are planned for 2 story office and office/retail buildings that will bookend the retention pond for Lot 1. No tenants are currently proposed for these two lots and the layouts are expected to change based on the user. A detail plan will be required to come back through the zoning process for each of these lots if there are significant changes from what is shown. If not, then, the detail plans may be processed administratively.

The proposal includes enhanced landscaping throughout the property, including a walking trail around the central retention pond with an artistic fountain within the pond serving as a focal feature for the project. to be located to the south along the frontage road of SH 121.

Traffic Impact Analysis

There are three drives serving as access to/from the property. Two of which access the SH 121 frontage road and one with access to Business 121. Each access point has a drive aisle leading to and from the office/warehouse site. A Traffic Impact Analysis has been submitted for this property and is attached. This provided analysis of the three proposed drives and does not warrant that a decel lane be constructed at any of them. The trip generation is a lower intensity than if the property were to be developed at full retail. Half of the inbound truck traffic will be at the easternmost entrance from SH 121 frontage and the other half of the truck traffic will be from Business 121. All trucks exiting the site are expected to leave from the Business 121 driveway.

Sign

Included in this Detail Plan is a conceptual request for a multi-tenant monument sign. The sign will be further defined through the permitting process and shall be compliant with the sign section of the Zoning Ordinance. This is intended to be shared amongst the tenants for each of the lots. Additional monuments may be allowed on other lots.

PD Conditions

This application includes a comprehensive list of PD conditions to address the development of this site. This can be found in the Proposed PD Conditions Exhibit (attached). In addition to those conditions, a condition related to allowing greater than 50% of the required parking in the front yard will be needed for the two commercial properties as shown. As noted on the conceptual elevations, the proposed materials and colors will remain consistent throughout the project. This too, will need to be added to the PD Conditions list. The multi-tenant monument sign will also need to be listed in order to allow all tenant names throughout the development, regardless of which lot they are located. The perimeter trees for Lot 1 have been relocated from the north and east to provide trees where they would have more impact on the aesthetics of the site and won't impact the proposed retaining walls.

Building Elevations and Signage

The conceptual office and office/retail buildings contain the same materials as the office/warehouse except for much less tilt wall. They will be primarily constructed of darker grey 8" X 24" smooth stone (limestone), grey texture coated concrete, metal panel and storefront aluminum. The glazing will be a transparent bluish color. The exact colors are listed on the elevation sheet.

Detail Site Plan – Office/Warehouse

The 257,600 square foot office/warehouse proposed is proposed to be located on the northern portion of the entire site and would be the first phase of development. It is proposed to be constructed on 14.7 acres along with the retention pond area. This is adjacent to a vacant tract of land to the north that is currently zoned for light industrial uses. Dock doors will be located on the northern portion of the building and a screening wing wall will be constructed on the west end of the truck court area. This is a speculative building and could be used for one or multiple tenants. The south side of the building has car parking spaces adjacent to it and the north will have truck parking. The applicant is requesting an exception to the parking requirement for warehouse to be one parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area. The standard warehouse parking ratio listed in the Zoning Ordinance is one parking space per 1,000 square feet. If this exception is granted at 1 parking space per 2,000 square feet and given 5% of the proposed building will be devoted to office use which is calculated at a one parking space per 300 square feet ratio, then 146 parking spaces will be required. The proposal is showing 175 parking spaces. No outside storage is proposed on this site.

Building Elevation & Signage

The building is approximately 50 feet in height. It will be made of concrete tilt wall with form liner and reveals. This will consist of three main colors - beige, darker beige and a light grey, all neutral in color. Clerestory windows and reveals will be added between each of the entries to add interest to the long expanse of the wall. The entries will have 8" X 24" smooth stone, light grey in color and an aluminum and glass storefront system with metal panels accenting the entries. Building signage will need to comply with the sign requirements of the *Zoning Ordinance*.

Landscape Plans (4" cal. trees) & Tree Mitigation (3 Tree Preservation Plans)

The Landscape Plans provided show that Lots 1-3 meet the minimum area requirements. Lots 2 & 3 meet the tree planting requirements. The office/warehouse site (Lot 1) contains a retaining wall along the east and north property line. The required perimeter trees (one per 50') have been relocated from this area to provide trees where they would have more impact on the aesthetics of the site and won't impact the retaining walls. In the color Landscape Plan, these are depicted in purple. The required interior (parking lot) trees are shown in green and the nonvehicular trees are shown in brown. The overstory trees have been upgraded to 4" caliper where only 3" caliper is required. In the detail plan for the office/warehouse, there are slight discrepancies within the chart totals to what is shown as required/provided and what is listed in the plant schedule. This will need

to be corrected prior to moving forward to Council, as the landscaping credit that goes toward tree mitigation will change slightly.

In terms of tree mitigation, the applicant is clear cutting the entire site. They have put together three different tree mitigation plans for reference, each with differing exemptions:

1. No exemptions from tree mitigation (7,522 caliper inches being removed totaling \$1,512,050 in mitigation fees after a landscape credit has been applied);
2. The building footprints exempted from mitigation (5,418 caliper inches being removed outside of that area, totaling \$1,096,920 in mitigation fees after a landscape credit has been applied); and
3. The building footprints, fire lanes, public easements and retention areas exempted from mitigation (2,532 caliper inches being removed outside of those areas, totaling \$465,650 in mitigation fees after a landscape credit has been applied).

The applicant is requesting that the last of the Tree Mitigation Plans be used. This exempts all building footprints, fire lanes, public easements and retention areas from the tree mitigation and is listed as a PD condition. This will be the City Council's purview, and not something that Planning and Zoning Commission will act on.

Land Use Amendment

As mentioned above, this property was a part of a city-initiated effort, 20 years ago, to establish Highway Commercial (HC) zoning along the freeway frontages to enhance development standards, ensuring that the limited freeway frontage and entry portals into the City of Coppell are of the high-quality developments envisioned. The *2030 Master Plan* adopted in 2011, echoed that intent by designating this area as Freeway Special District. The request before you will leave the 4.5 acres fronting on SH 121, Freeway Special District and the 13.2 acres located to the north to Industrial Special District. The proposed request will provide a 257,600-sf office warehouse building adjacent to another property with industrial zoning to the north. The access to and from the site is challenging because of one way highway frontage. The applicant has demonstrated that it is virtually impossible to construct a drive that connects this property from SH 121 to Vista Ridge Boulevard to the north to improve the situation because of significant grade change. For these reasons and because the applicant has provided enhancements to the building in the form of building height, entry enhancements, glazing and articulations. Staff is not opposed to the Land Use Designation for this 13.2-acre portion be amended back to Industrial Special District.

RECOMMENDATION:

Staff is recommending APPROVAL subject to the following conditions:

1. Additional comments may be generated upon detailed engineering review.
2. On the Landscape Plan for Lot 1, rectify discrepancies between trees shown on the within the chart totals to what is listed as required/provided and what is listed in the plant schedule.
3. Include the wing wall height as 16 feet or greater on the Site Plan and depict on the Elevations for Lot 1.
4. The Proposed PD Conditions Exhibit be modified to include the following conditions:

- a. Greater than 50% of the required parking shall be allowed in the front yard for the two commercial properties, as shown.
 - b. The proposed materials and colors will remain consistent throughout the PD, as noted on the Conceptual Elevations.
 - c. The multi-tenant monument sign shall be allowed to display tenant names throughout the conceptual development, regardless of which lot they are located.
 - d. The perimeter trees for Lot 1 shall be allowed to be as shown on the Detail Landscape Plan for Lot 1 due to the retaining wall on the north and east perimeters.
5. Ensure the chart on the Concept and Detail Site Plans correctly reflect the Proposed PD Conditions Exhibit, as modified.

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. Concept Plan (Lots 1-3)
2. Detail Site Plan (Lot 1)
3. Lot Lines & Area Exhibit
4. Landscape Plan - Color
5. Tree Preservation Plans (No Exemption)
6. Tree Preservation Plans (Building Pad Exempt)
7. Tree Preservation Plans (Building Pad, Fire Lanes, Public Easements and Retention Areas Exempt)
8. Elevations & Renderings - Detail Office-Warehouse Lot 1
9. Elevations - Conceptual Office Lot 2
10. Elevations - Conceptual Office/Retail Lot 3
11. Color Renderings
12. Traffic Impact Analysis
13. Letter of Intent
14. Sight Line Studies
15. Proposed PD Conditions Exhibit