

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-221R4R-LI & Industrial Special District Land Use Plan Amendment

P&Z HEARING DATE: November 20, 2025

C.C. HEARING DATE: December 9, 2025

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-R4-HC (Planned Development 221-Revision 4- Highway Commercial)

REQUEST: Consideration of a zoning change request from PD-221R4-HC to PD-221R4R-LI, to allow for the Conceptual Planned Development of a 439,689-square-foot Office and Distribution Center and land use plan amendment from Freeway Special District to Industrial Special District

APPLICANT:	Architect	Owner	Applicant
	Pross Design Group	CCI-Irving VI, LP	Naterra
	5310 Harvest Hill Rd, Suite 180	800 Brazos St, Ste 600	601 Fritz Drive
	Dallas, Texas	Austin, Texas 78701	Coppell, Texas 75019

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.

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-221R3R2-HC, PD-221R8-HC, PD-221R3R-HC, PD-221R9R2-HC

West: IH-635 right-of-way

COMPREHENSIVE PLAN: The 2030 *Comprehensive Plan* shows the property as suitable for Freeway Special District, allowing for regional uses. This proposal is to amend the future land use plan to allow for Industrial Special District.

DISCUSSION: The request is to rezone the property to allow a Conceptual Planned Development for an office/distribution use within a light industrial site and amend the approved land use of Freeway Special District to Industrial Special District. The subject property was rezoned from Agricultural to Highway Commercial in 2006. In the previous Comprehensive Master Plan, it was shown as Freeway Office. In the Current 2030 Comprehensive Master Plan adopted in 2011, the property is depicted as Freeway Special District.

Land Use Plan Amendment:

In 2006, the larger 185-acre Duke Lesley property was rezoned for Light Industrial and Highway Commercial. This resulted in a land use plan amendment allowing for industrial uses in place of the freeway office shown on the previous master plan. This was to allow the property to the north of Dividend Drive, large office/warehouse development while preserving the property to the south for retail, office, and hotel uses. The property to the east of Point West has developed according to the plan. Staff has had several inquiries over the years for converting the subject property on the west side of Point West to allow light industrial, office/warehouse development and have consistently cited the 2030 Comprehensive Master Plan calling for Freeway Special District. The adopted plan is intended to serve as a guide and “vision” for the future of Coppell and long-term community planning activities. It calls for the following uses:

Hotels,

Multi-story office buildings,

Medium-to-large scale regional commercial uses,

Restaurants, and

Other uses dependent upon high volumes of vehicular traffic.

Staff cannot support the change of the property that has already been reduced from 185 acres to 73 acres due to office/warehouse zoning and industrial land use changes.

Proposal:

As stated in the attached Letter of Intent, Naterra is proposing 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.

Conceptual 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 is facing 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 height of the building is 55 feet. This is on the southeast corner of the building where the office component has 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 a 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; therefore, 348 total parking spaces are required. 368 parking spaces are proposed, exceeding the requirement.

There are no trees currently on the site. They are proposing 197 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 will be site cast concrete wall panels with tinted grey glass storefront and limestone accent panels.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending DENIAL of PD-221R4R-LI and Industrial Special District Land Use Plan Amendment. If the recommendation of the Planning and Zoning Commission is for approval, staff would add the following conditions:

1. There may be additional comments 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. Narrative
2. Concept Site Plan
3. Conceptual Landscape Plan
4. Elevations
5. Renderings
6. Material Board
7. Traffic Impact Analysis
8. Property Owner's Association Letter