

August 2, 2023
WW No.: R0043217.00

Mr. Matthew Steer, AICP, LEED® Green Associate
Development Services Administrator
CITY OF COPPELL
Planning Department
265 E. Parkway Blvd
Coppell, TX 75019

Re: **508 Wrangler Drive Site Improvements**
Parking Memo
Coppell, TX

Dear Mr. Steer,

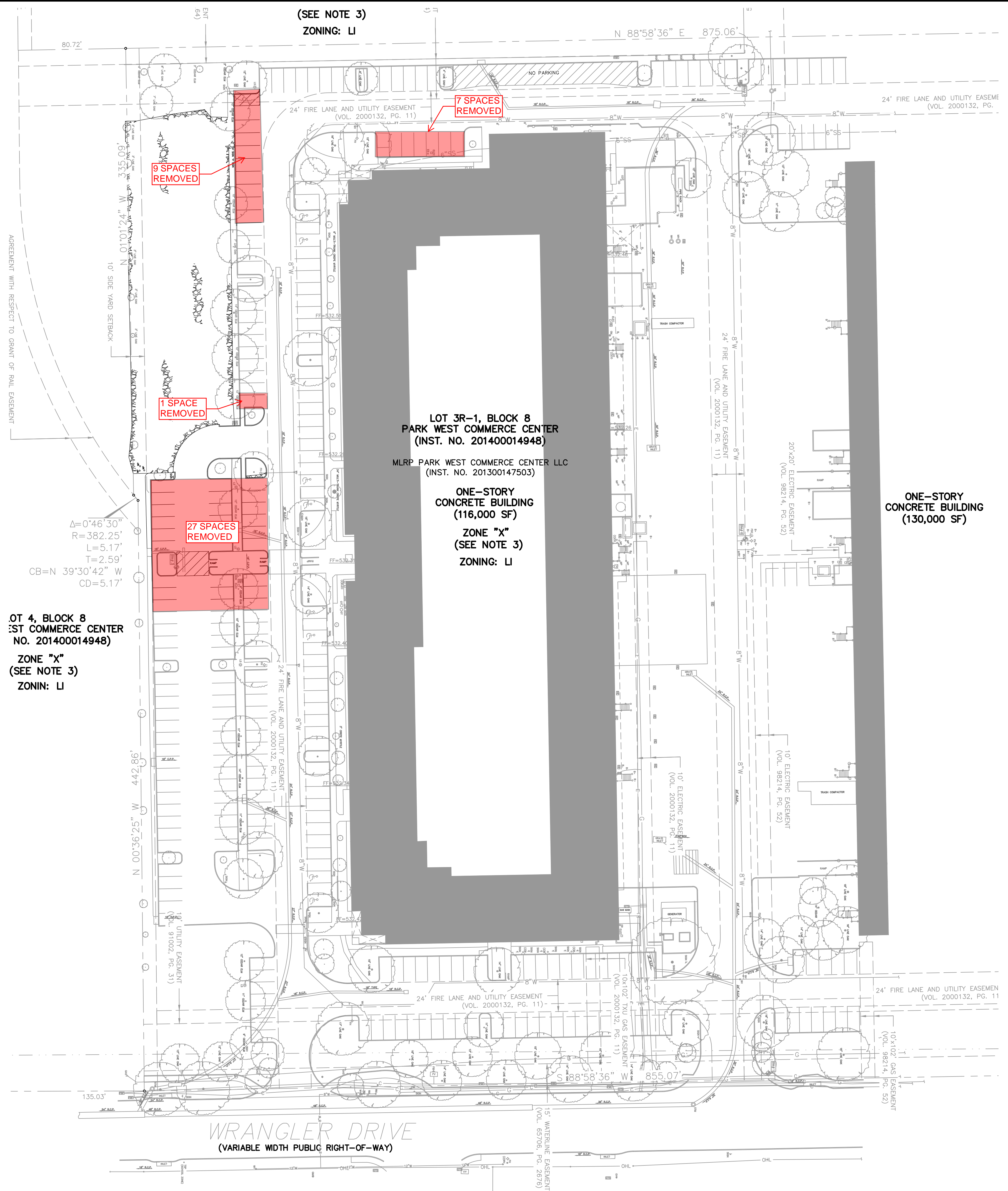
The proposed improvements at 508 Wrangler Drive have left the site short of the required parking per City of Coppell standards for Light Industrial (LI) zoning. This memo aims to explain the parking deficit and assist in the pursuit of a zoning variance. To explain, this memo will discuss the existing conditions, the proposed improvements, and the employee shift data provided by the tenant, AstraZeneca Pharmaceuticals.

The existing conditions consist of a 118,000-sf multi-use building and 237 parking spaces as of the site survey performed in March 2023. The use is split between office and warehouse and the required parking comes out to 225 spaces for a surplus of 12 spaces. There are open, undeveloped areas in the northwest and southwest corners of the property. The northwest and southwest corners have been reserved for the proposed tank farm and the corresponding construction trailer, respectively. See Exhibit A for existing parking conditions.

The proposed improvements include a 18,186-sf tank farm, a building expansion, by others, of approximately 3,000 sf, and site electrical equipment. The site will be losing 45 spaces due to these improvements with 16 of those spaces being replaced for a total of 208 spaces provided after all construction is complete. A contingency of 8 spaces is being held for any unforeseen design changes that will remove parking to make the minimum promised parking count 200 spaces. The additional 21,186 sf from the tank farm and building expansion results in a parking requirement of 253 spaces. These parking counts, 200 provided and 253 required, leave the site 53 spaces short per City of Coppell standards. See Exhibit B for the proposed site plan.

AstraZeneca (AZ) has provided their employee count and shift data to ease concern regarding the parking deficit. The employee count for AZ at their Coppell site is 208, excluding contractors. The current average maximum occupancy per day is 140 employees, which does include contractors. AZ leased a separate office in Coppell to accommodate the engineering and construction teams for the duration of the site expansion project, which will help reduce the current average maximum occupancy. The future average maximum occupancy per day is projected to remain around 140 employees per day with the reduction in contractors offsetting the increase in manufacturing staffing. Therefore, AZ confirmed that the 200 parking spaces will meet current and future business needs based on their operating staffing plan.

EXHIBIT A



(SEE NOTE 3)
ZONING: LI

N 88°58'36" E 875.06'

AGREEMENT WITH RESPECT TO GRANT OF RAIL EASEMENT

9 SPACES REMOVED

7 SPACES REMOVED

1 SPACE REMOVED

27 SPACES REMOVED

LOT 3R-1, BLOCK 8
PARK WEST COMMERCE CENTER
(INST. NO. 201400014948)
MLRP PARK WEST COMMERCE CENTER LLC
(INST. NO. 201300147503)
**ONE-STORY
CONCRETE BUILDING
(116,000 SF)
ZONE "X"
(SEE NOTE 3)
ZONING: LI**

**ONE-STORY
CONCRETE BUILDING
(130,000 SF)**

LOT 4, BLOCK 8
PARK WEST COMMERCE CENTER
(INST. NO. 201400014948)
**ZONE "X"
(SEE NOTE 3)
ZONING: LI**

$\Delta=0'46'30"$
 $R=382.25'$
 $L=5.17'$
 $T=2.59'$
 $CB=N 39'30'42" W$
 $CD=5.17'$

WRANGLER DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.



EXISTING CONDITIONS/DEMO PLAN

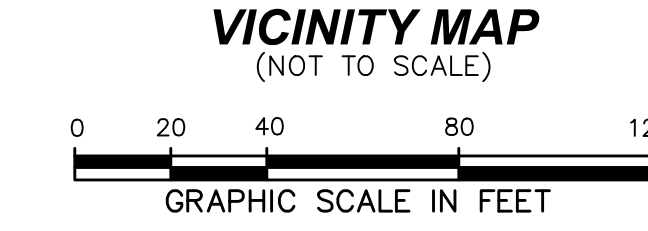
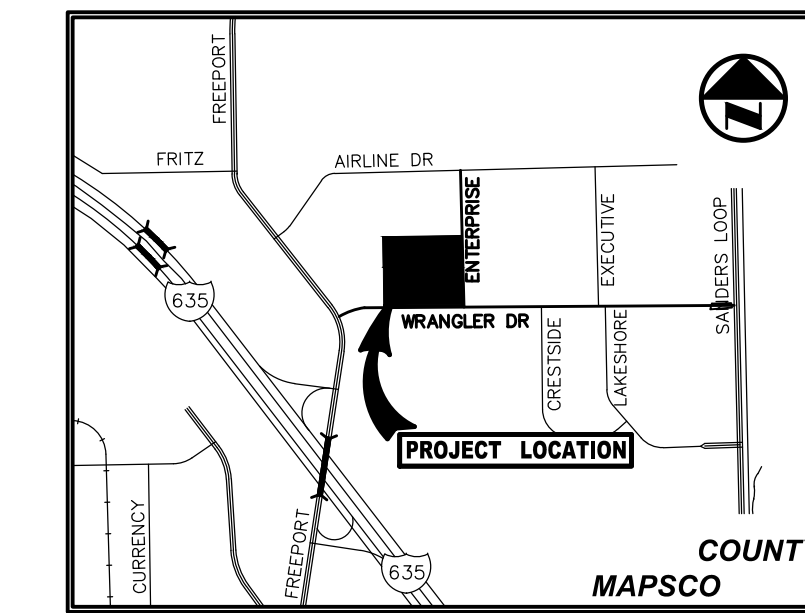
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MJD	WJH	JUL 2023	1"=40'			EXHB

AZ TANK FARM

EXHIBIT B

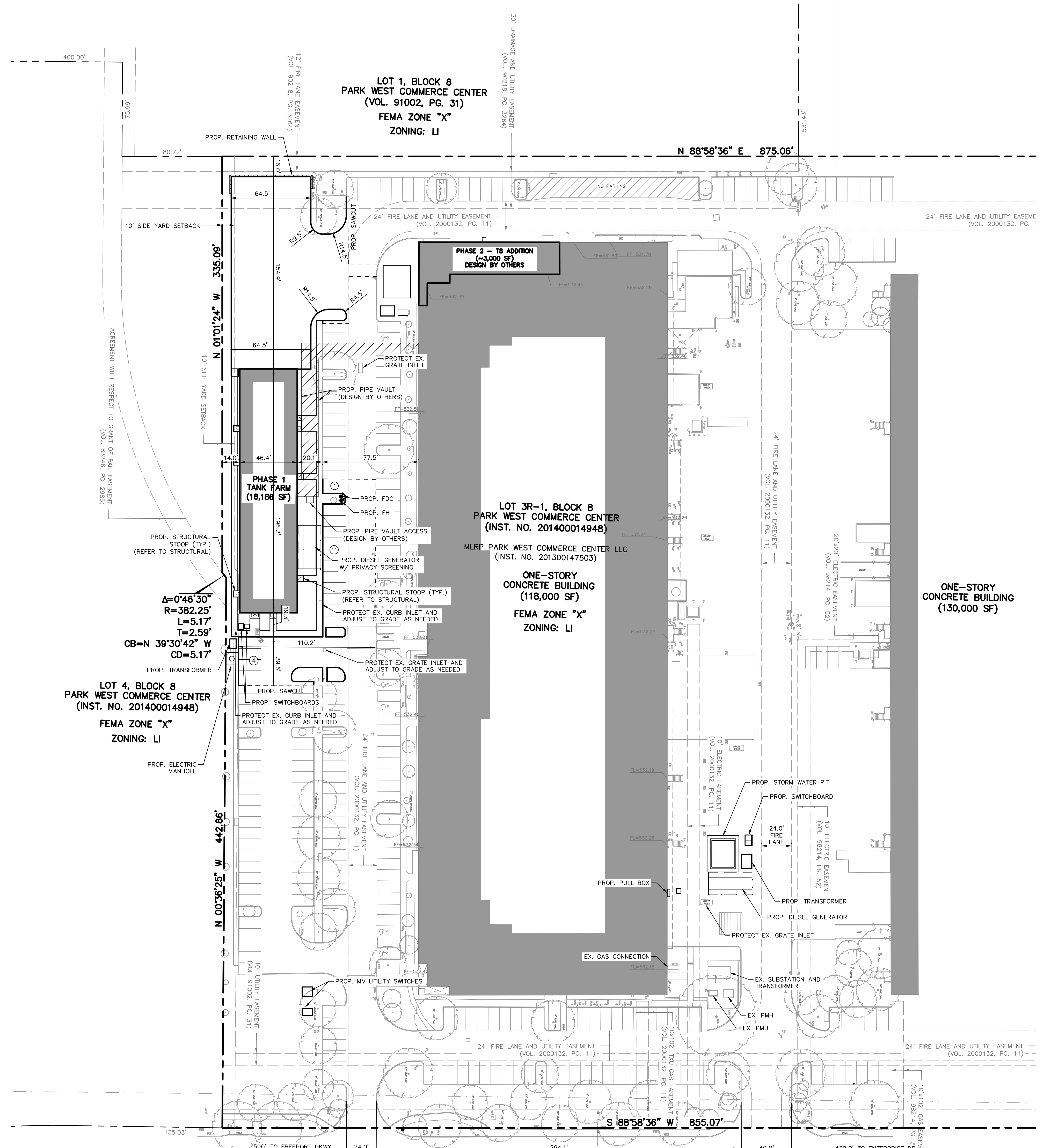
SITE DATA TABLE	
ZONING	LIGHT INDUSTRIAL
BUILDING USE	OFFICE WAREHOUSE
BUILDING AREA	139,186 SF
MAX BUILDING HEIGHT	31 FEET
REQUIRED PARKING	OFFICE: 1/300SF = 48,495/300 = 162 SPACES WAREHOUSE: 1/1000SF = 90,691/1000 = 91 SPACES TOTAL: 253 SPACES
EXISTING PARKING	237 SPACES
PHASE 1 PARKING REMOVED	37 SPACES
PHASE 1 PARKING ADDED	16 SPACES
PARKING AFTER PHASE 1	216 SPACES
PHASE 2 PARKING REMOVED	8 SPACES
PHASE 2 PARKING ADDED	0 SPACES
PARKING AFTER PHASE 2	208 SPACES
CONTINGENCY SPACES	8 SPACES
TOTAL PARKING PROVIDED	200 SPACES
IMPERVIOUS AREA (%)	308,500 SF (88%)
FLOOR AREA RATIO	0.403 : 1.000

PD CONDITIONS: 253
 • THERE ARE 255 PARKING SPACES REQUIRED AND 200 PARKING SPACES PROVIDED.



LEGEND	
⊙	BOLLARD
⊕	ELECTRIC METER
⊖	POWER POLE
⊙	LIGHT STANDARD
⊙	WATER METER
⊙	WATER VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	FIRE HYDRANT
⊙	CLEANOUT
⊙	MANHOLE
⊙	TRAFFIC SIGNAL CONTROL
⊙	TRAFFIC SIGNAL POLE
⊙	TELEPHONE BOX
⊙	FLOOD LIGHT
⊙	FLAG POLE
⊙	TRAFFIC SIGN
⊙	1/2-INCH IRON ROD
⊙	W/PAACHEO KOCH® CAP SET
⊙	CONTROLLING MONUMENT
⊙	PROPERTY LINE
⊙	FENCE
⊙	COORDINATE DESIGNATION
⊙	PROPOSED FENCE
⊙	FIRE LANE

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



WRANGLER DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

OWNER:
ASTRA ZENECA PHARMACEUTICALS
508 WRANGLER DR
COPPELL, TX 75019
CONTACT: SCARLETT V. GONZALEZ
PHONE: 847-295-1432
EMAIL: scarlett.gonzalez@astrazeneca.com

APPLICANT:
DPS GROUP GLOBAL
959 CONCORD ST, SUIT 100
FRAMINGHAM, MA 01701
CONTACT: AIDAN COLEMAN
PHONE: 508-808-5472
EMAIL: aidan.coleman@dpsgroupglobal.com

ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
CONTACT: MATT DRAKE, PE
PHONE: (972)-235-3031
EMAIL: matt.drake@westwoodps.com

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF MATT J. DRAKE, P.E.
TEXAS REGISTRATION NO. 140108
DATE: 09/24/2023

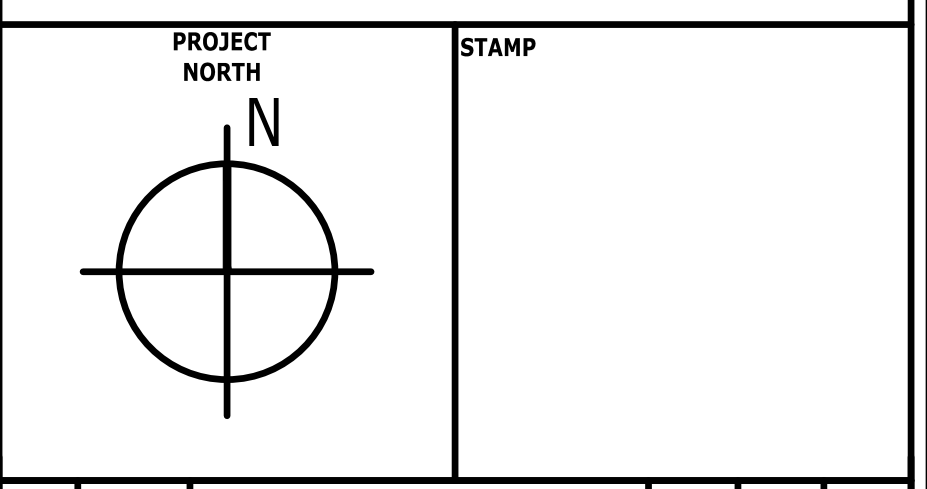
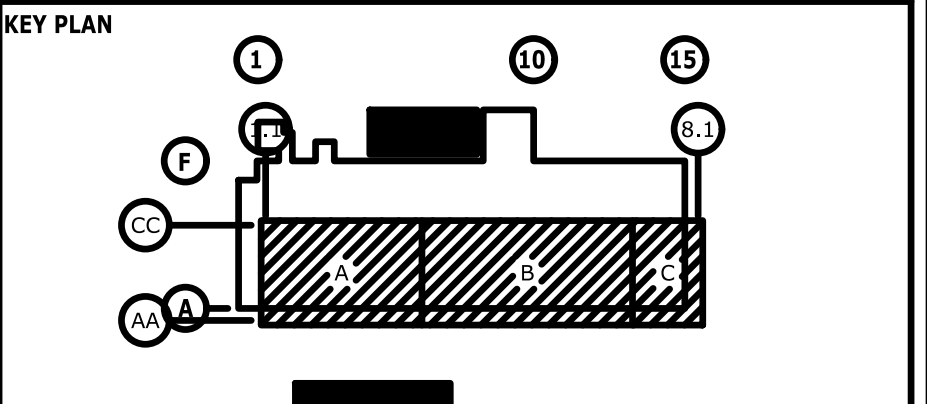
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DPS

Pacheco Koch
a Westwood company

L.A. FUSS PARTNERS
Structural Engineers

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	DESIGNED	CHKD	APPR
A	04/10/23	ISSUED FOR BOD			

STATUS: ISSUED FOR BOD

AstraZeneca

PROJECT
TG 6101319 - COPP TANK FARM EXPANSION

TITLE
SITE PLAN - TANK FARM ADDITION
508 WRANGLER DR, COPPELL, TX 75019 & BEING A PORTION OF LOT 3R-1, BLK 8 PARK WEST COMM CTR
DATE: JULY 19, 2023

PROJECT NO. 022BP111 SCALE 1"=40' CLIENT NO.
DRAWING NO. ZSPTX-C-0004 REV A