

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**PD-318-LI, 300 Freeport Parkway Redevelopment**

**P&Z HEARING DATE:** October 17, 2024  
**C.C. HEARING DATE:** November 12, 2024

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

**LOCATION:** East Side of Freeport Parkway, approximately 2,300 -ft south of Sandy Lake Rd.

**SIZE OF AREA:** 13.05 acres of property

**CURRENT ZONING:** LI and S-1132 (Light Industrial and Special Use Permit -1132)

**REQUEST:** A zoning change request from Light Industrial (LI) and Special Use Permit (LI & S-1132) to PD-318-LI (Planned Development- 318- Light Industrial), to approve a new Detail Site Plan to add a 186,143-sf office warehouse building and associated parking on 13.05 acres of property.

**APPLICANT:**

**Owner:**  
BPVIF V Holdings 29, LLC.  
1111 Broadway, Suite 1670  
Oakland, CA 94607  
cbruno@berkeleypartners.com

**Owner:**  
Kenneth & Vicki Jones  
300 Freeport Parkway  
Coppell, Texas 75019  
kennethjones1958@yahoo.com

**Engineer:**  
Langan Engineering and Environmental Services  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
ydurosawo@langan.com

**HISTORY:**

In 1997, an existing house on the Alford Media property was granted an SUP that allowed the house to remain and be used for a conference room and lodging house for the business. In 1998, Alford Media filed a plat and a site plan for the development of a 41,000-sf office warehouse building on 14.79 acres. In 2014, a replat of the Alford Media property was done to create 2 lots, one which would include an office warehouse and lodging house. The second lot located to the east, would become part of the Irby 2 Addition and eventually multiple residential lots. The other parcel of this proposed development involves the property at 300 Freeport Parkway which is a residence on LI zoned property.

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

**TRANSPORTATION:** Freeport Parkway – is a four-lane divided thoroughfare.

**SURROUNDING LAND USE & ZONING:**

North: Office warehouse, residential; LI, PD-284-LI, PD-109-SF-9, PD-100-SF-9  
South: Cemetery; S-1244R-LI  
East: residential; PD-263R2-SF-9, 2F9  
West: Wagon Wheel Tennis and Pickleball center; LI

**COMPREHENSIVE PLAN:** The *Amended Coppel 2030 Comprehensive Master Plan* shows this property as Industrial Special District.

**DISCUSSION:** The site consists of two properties located on east side of Freeport Parkway approximately 2,300 feet south of Sandy Lake Road, which are proposed to be replatted into one lot. One site currently has a residence on it while the other larger site has an office warehouse building and conference center/lodging house on it. Both sites are proposed to be redeveloped with a larger office warehouse building.

**Site Plan**

The proposed building is approximately 186,143 square feet and will be situated east to west on the site. The southern end will be the front façade with the northern end containing the truck court area that will have 55 overhead doors. The site will provide 233 car parking spaces along the east, west and southern sides of the property. The building is a spec building with the ability to house one to several businesses. To the south is the city’s Rolling Oaks Cemetery which ranges from 4-8-ft higher than this site. A PD condition to allow for a living screen in lieu of a masonry screening wall is being requested along the northern and eastern property lines where abutting residential. Along the majority of the northern property line exists an 80-ft deep tree preservation easement that extends to the eastern boundary line where it becomes a 50-ft deep tree preservation easement. The dense tree line acts as a natural living screen from the residential. Along the southern property line, the tree line along with the retaining wall and the site being lower screens the cemetery property. While the property to the north and east are zoned for residential uses, the actual homes are far away from the building with the tree preservation easement between them as well. The homes to the north have very long lots with the majority in the floodplain, which does not allow for screening walls to be placed in it. There is a retaining wall proposed along the majority of the northern portion of the truck court and wraps around the eastern fire lane and parking area and then along the southern parking area. There are two proposed driveways on Freeport Parkway, with the drive aisle also acting as the fire lane as it circles the building. A detention basin is proposed at the northwest corner of the site.

Another PD condition requested is to the City of Coppell's higher CLOMR application requirement. This request is not the purview of the Planning and Zoning Commission but of the City Council. The Federal Emergency Management Agency (FEMA) does not require a CLOMR for the kind of work this project proposes. The applicant has prepared a Downstream Assessment and on-site detention basin to adequately manage the proposed stormwater runoff from the development and mitigate any floodplain impacts. Langan's study provides supporting information showing there would be no adverse impact to the Cottonwood Branch as a result of the proposed project. A Letter of Map Revision (LOMR) application will be required upon completion of work within the floodplain.

### **Building Elevations**

The building will be a combination of tilt wall with vertical decorative battens, clerestory windows on the upper portion of the building and windows along the lower levels. The southeast and southwest corners of the building have an aluminum storefront with a decorative form liner and spandrel glass, that will be similar in appearance to an office building. This office styled architecture extends along the southern end in two additional sections. The windows along the southeast, southwest and southern sides have a metal canopy over the windows. The building is oriented east-west with the truck court oriented to the north to mitigate potential noise from the truck court area to the cemetery. The building is proposed to be 43-ft in height at the southern elevation and 39-1/2-ft along the northern elevation. A PD condition to allow the building to be taller than 35-ft when within 150-ft of a property zoned residential is being requested. The building is approximately 520-ft from the closest residence to the north, with 80-ft of preserved trees acting as screening. It is approximately 250-feet to the nearest residence to the east with 50 feet of preserved trees acting as screening. As mentioned earlier, the homes to the north have very long lots with the majority in the floodplain, which does not allow for screening walls to be placed in it. The sight line exhibit provided illustrates that between the distance and the tree line, the height of the proposed building should not be a factor. No signage was provided with this submittal. Any proposed signage will need to comply with City requirements.

### **Landscaping & Tree Mitigation**

The property has an existing tree preservation easement which will remain along the northern (80-ft deep) and eastern side (50-ft) of the property. They will be preserving the majority of trees along the northern side, extending the 80-ft deep to the western property line. They will also be preserving trees along the southern property line and anywhere else possible. They will be paying approximately \$637,250 in tree mitigation fees for the development. The 98 trees that are proposed to be planted have been upgraded from 3" to 4" caliper and will be planted not only in the parking islands, around the building and perimeter, filling in any gaps of the existing tree areas. Shrubs will also be planted and fill in gaps between the screening walls.

**RECOMMENDATION:**

Staff is recommending APPROVAL of PD-318-LI, subject to the following PD conditions:

1. To allow a living screen instead of a masonry screening wall.
2. To allow for the construction of a 43-ft tall building within 150 ft of residential properties.
3. To request a variance to the City requirement for a Conditional Letter of Map Revision (CLOMR).

**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. Site Plan
2. Landscape Plan
3. Building Elevations and Renderings
4. Southern Retaining Wall
5. Site Line Exhibits