

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Case No.: PD-272R2R2-LI, Battery Energy Storage System
at Prologis Park One Twenty One, Lot 4R, Block A**

P&Z HEARING DATE: March 16, 2023

C.C. HEARING DATE: April 11, 2023

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

LOCATION: East side of North Freeport Parkway approximately 800 feet south of SH 121 and on the west side of North Coppel Road

SIZE OF AREA: 25.72 acres

CURRENT ZONING: PD-272R2R-LI (Planned Development 272 Revision 2 Revised- Light Industrial)

REQUEST: A zoning change request from PD-272R2R-LI (Planned Development 272 Revision 2 Revised- Light Industrial) to PD-272R2R2-LI (Planned Development 272 Revision 2 Revised 2- Light Industrial) to attach a Detail Site Plan allowing for the addition of a 9.9 MW Battery Energy Storage System (BESS) (contained within a 3,243 square foot equipment area) to the existing 25.72 acre site that has an existing 300,360 square foot office/warehouse building with a future proposed expansion of 200,240 square feet.

APPLICANT:

Owner:

Prologis
2601 N Harwood St., Suite 2450
Dallas, Texas 75201
aperlman@prologis.com

Representative:

Renvolt, Inc.
2715 Ronal Regan Ave, Suite 100
Cumming, Georgia 30041
254-301-9949
Estebann.Ice@Renvolt.com

HISTORY: This property was rezoned from Light Industrial to a Planned Development in July of 2014. At that time, the PD proposed five office/warehouse buildings totaling 1,600,000 square feet on 110 acres of land. The proposal also included a comprehensive landscape plan, realignment of a forty-foot-wide gas line, conceptual elevations of buildings, and an extensive drainage proposal. In March of 2015, the plan was amended to increase building height by five feet, reduce the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet. The amendment also increased the number of buildings from five to six and reduced the overall building

square footage from 1,600,000 square feet to 1,500,000 feet. All six office/warehouses have since been constructed. Detail plans for the previously planned 200,240 square-foot addition to the 300,360 square-foot office/warehouse were administratively approved in 2022, as they were in conformance with the Conceptual Plan approval. This addition has not yet been constructed.

HISTORIC COMMENT: There are no structures of historic significance on the lot.

TRANSPORTATION: Freeport Parkway is an improved, concrete, six-lane divided thoroughfare at this location in a variable width right-of-way. Coppel Road is a two-lane undivided collector in a 90-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: Low rise office buildings; “HC”, Highway Commercial

South: Office/Warehouse; PD-272-LI

East: Single Family Residences; SF-7 and PD-124-SF-7

West: Two Office/Warehouses; PD-272-LI

COMPREHENSIVE PLAN:

Coppel 2030, A Comprehensive Master Plan, shows this property as appropriate for Industrial Special District.

DISCUSSION:

This request is for the addition of a 9.9 MW battery energy storage system (BESS) to the northwest corner of the lot. The proposed use of the system is to tie in with the utility grid and enable energy storage during times of low demand. This would be released back into the grid when customers need power the most. The proposed equipment area on site is 3,243 square feet. The BESS equipment is proposed to be placed on concrete pads and screened with an eight-foot stucco wall painted to match the building. A 15-foot drainage easement bisects the proposed equipment area. No equipment will be allowed to be placed within it. There is a sliding gate proposed on the western side and a swinging gate on the east side to serve as access for both the City and the applicant. The wall does encroach into the 10’ perimeter landscaping by five feet which will require a PD Condition be added to the ordinance. Staff is comfortable with this, as the equipment is effectively screened with the proposed wall.

There are 23 Eastern Red Cedars that will be replaced with 37 Nellie R Stevens Hollies. The Shumard Red Oaks are unaffected. There is one existing Live Oak that is proposed to be transplanted on site. Currently, without the equipment pad, the landscape area is approximately 1,650 square feet in surplus. By adding 3,243 of equipment area, the site would be approximately 1,600 square feet deficient. To offset the deficiency, the applicant is proposing to add 1,600 square feet of landscape area east of the equipment area by removing two of the trailer storage spaces and converting them to green space.

The letter from Ravenvolt explains in more detail about the operations and provides answers to common questions. This is attached for your reference.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of PD-272R2R2-LI, Battery Energy Storage System at Prologis Park One Twenty One, subject to the following conditions:

1. The screening wall be allowed a 5' encroachment into the required 10' perimeter landscaping setback on the north side of the property.
2. Include impervious area total in the Site Data Table.
3. Include the column detail on the wall details.
4. Correct zoning information on the Architectural Site Plan.
5. Change note on Landscape Plan referring to crushed utility gravel 3" depth with weed barrier fabric to "Common Bermuda Grass" and show the relocation of the existing live oak in the new green area east of the equipment area.
6. Update the landscape area tabulations and ensure 1,600 square feet is sufficient landscape area to make up the area deficiencies.

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. Letter from Ravenvolt, Inc.
2. Overall Site Plan
3. Overall Landscape Plan
4. Dimension Control Plan (Equipment Area)
5. Wall Details
6. Gate Details
7. Equipment Details