

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Lovett Industrial, Site Plan**

**P&Z HEARING DATE:** July 18, 2024

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

**LOCATION:** Southeast corner of Vista Ridge Mall Drive and SH 121 Business

**SIZE OF AREA:** Approximately 6.56 acres of land

**CURRENT ZONING:** Light Industrial (LI)

**REQUEST:** Site plan approval for an approximately 81,156-sf office warehouse building.

**APPLICANT:**

<b>Owner:</b> Ken Chang Lovett Industrial, LLC 401 Franklin St. Suite 2555 Houston, TX 77201 713-212-1561 <a href="mailto:ken.chang@lovetindustrial.com">ken.chang@lovetindustrial.com</a>	<b>Engineer:</b> Dan Gallagher, P.E. Kimley-Horn 2600 North Central Expressway Richardson, TX 75080 972-770-1300 <a href="mailto:dan.gallagher@kimley-horn.com">dan.gallagher@kimley-horn.com</a>
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**HISTORY:** This is an oddly shaped piece of property made up of multiple parcels with a portion located in Coppell and another portion located in Lewisville. The parcel in Coppell is narrow and long, and this development will combine the parcels to create one lot, and thus providing street access from Vista Ridge Mall Drive. Since the project lies within two municipalities, an Interlocal Agreement between the City of Coppell and the City of Lewisville was approved by both cities. The Interlocal Agreement facilitates the use on this property and breaks out the responsibilities of each city.

**TRANSPORTATION:** Vista Ridge Mall Drive – Major Traffic carrier (P4D)  
SH 121 Business - Major Traffic carrier

**SURROUNDING LAND USE & ZONING:**

North – City of Lewisville - Vacant Land (LI)  
South – Planned Development; PD-312-HC  
West – SH 121, City Limits  
East - Concrete Batch Plant (LI)

**COMPREHENSIVE PLAN:** The 2030 *Comprehensive Plan* shows the property as suitable for Freeway Special District, allowing for regional uses.

**DISCUSSION:** This property is split between two municipalities and an interlocal agreement was approved for this project. Lovett has purchased this property as well as the property to the south that is fully in Coppell where they are constructing another office warehouse project. The building is located wholly in Lewisville while the truck parking, portions of the truck court, the car parking and fire lane are in Coppell. Approximately 4.4 acres are in Lewisville and 2.1 acres in Coppell.

**Site Plan**

This site is made up of two tracts, one located in Coppell and one in Lewisville. The building is proposed to be 36-ft in height and 81,156-sf. It is proposed to face Vista Ridge Mall Drive with two entrances, one from SH 121 Business and the other from Vista Ridge Mall Dr. The truck court is proposed to be located at the rear of the building with required car parking located at the eastern and western sides of the property and truck parking on the southern portion of the lot. The southern portion of the site backs up to the proposed large office warehouse building also a Lovett project located in Coppell.

**Landscape Plan/Tree Survey**

As designed, the Landscape Plan is compliant with the regulations of the Coppell Landscape Ordinance. This portion of the site exceeds the minimum requirements with approximately 56% of the site in Coppell landscaped. Overstory trees are being provided adjacent along the entire perimeter of this site.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of the Lovett Industrial Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Subject to the City of Lewisville approval.
3. Tree mitigation plans being updated.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

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