

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**CASE No.: PD-295R6-HC,
Prologis Park One Twenty One Lot 2R-2R3, Block B (Tru Hotel)**

P&Z HEARING DATE: February 19, 2026

C.C. HEARING DATE: March 10, 2026

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

LOCATION: South side of SH 121 between Freeport Parkway and Northwestern Drive.

SIZE OF AREA: 2.05 acres

CURRENT ZONING: PD-295-HC (Planned Development 295 - Highway Commercial)

REQUEST: PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R6-HC (Planned Development-295 Revision 6-Highway Commercial), a new Detail Planned Development revising the current concept plan of Planned Development-295-Highway Commercial, to allow a detail plan for a four story, 46,226 sf hotel, with 100 rooms in lieu of the original office concept.

APPLICANT:	Owner:	Engineer:
	Sharif Choudhury	Will Winkelmann
	12222 Merit Dr., Ste 1870	6750 Hillcrest Plaza Dr, Ste. 215
	Dallas, Texas 75251	Dallas, Texas 75230

HISTORY: In 2003, the City Council revised the Future Land Use Plan, allowing the rezoning of property along the freeways from Light Industrial to Highway Commercial in order to “allow the landowners significant flexibility in development options to take advantage of the highway access while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as **Freeway Special District**.

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurants and office uses on 8.6 acres, and a Detail Site Plan for a QT convenience store with gas pumps fronting on Freeport Parkway. The QT gas station has since been constructed. In August of 2020, City Council approved a Detail Site Plan for a 73,190-sf Sheraton Four Points Hotel, which has not yet been constructed. In July 2023, Council approved a Popeyes Chicken and Tim Horton’s sit down/drive thru restaurants. Popeye’s has since been constructed and is operational and the Tim Horton’s tract is still vacant.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: SH 121 is a state highway built to standard.
Freeport Parkway is a six-lane divided thoroughfare.
Northwestern Drive is a local street.

SURROUNDING LAND USE & ZONING:

Northeast: QuikTrip (PD-295-HC)

Northwest: Popeye's Chicken & vacant land; PD-295R4-HC and PD-295R5-HC

Southwest: Vacant Land – Approved for Sheraton Four Points Hotel PD-295R-HC

Southeast: Office/Warehouse; PD-272R4-LI

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Freeway Special District.

DISCUSSION:

This property has shared drives with the proposed Four Points Hotel on the southwest and the QT on the northeast. It is accessed off Northwestern Drive. The proposed building fronts interior to the lot towards a proposed linear park to be incorporated into this development. The most recent concept Plan for this property had a professional office located on this property. This is proposed to be amended with a detail Planned Development for a Tru Hotel.

Detail Site Plan

The Detail Site Plan is for a four-story hotel, approximately 46,226-sf in size. The 100-room hotel will meet the minimum room size of 285 sf; has a 750-sf lobby; a 1,200-sf conference area; and covered area provided immediately adjacent to the building entrance as required by ordinance. This hotel is proposing *three* additional amenities as required: a fitness area (600-sf), a gift store/pantry (300-sf) and an outdoor plaza area (1,000-sf). The applicant is requesting a variance to the required minimum 125 room count (proposing 100 rooms).

In terms of circulation, there is the existing shared entrance from Northwestern that was constructed with the QT gas station. This will be accessed by extending and constructing the mutual access easement and fire lane from this site. The other point of access will be from Northwestern Drive, southwest of the proposed building. This mutual access/fire lane easement will extend to the Popeye's site, providing a connection to SH 121. A small extension of the drive will extend onto the Four Points by Sheraton site, which will access four shared parking spaces to be constructed at this time.

The parking required for this proposal is 108 parking spaces. By sharing four with the proposed hotel to the southwest, they are providing 109 parking spaces. A cross-parking easement should be provided and is listed as a condition of approval.

Landscape Plan & Tree Mitigation

The site will have a minimum 20-ft landscape buffer along Northwestern Drive with Red Oaks and Burford Hollies along the head-in parking. Within the linear park on the northwest property line, there are a variety of trees, shrubs and grasses. A curvilinear sidewalk is proposed to be integrated which will lead to a focal point at the midpoint. The area will be amenitized with benches and shade structures and trash receptacles. The central focal point has not been fully developed. Staff has listed a condition of the recommendation to give us the authority to sign off on the focal point artwork administratively when the plan has been fully developed.

There are 42 total trees proposed to be planted on site consisting of 8 Chinese Pistache, 8 Chinkapin Oak , 9 Lacebark Elms and 17 Shumard Oaks.

The site does have three existing mesquite trees on it, however, due to numerous factors (ie: the location of the building, parking, and topography) none are proposed to remain. The tree mitigation for this site is proposed to be \$1,800. This will be required to be paid prior to the removal of any trees.

The proposed landscape area is slightly deficient from what is required, and the applicant has included 2,742 sf of enhanced sidewalk paving adjacent to the building to offset the deficit. This is listed as a PD condition.

Elevations & Signage

The building is proposed to be constructed of a combination of dark red brick, dark grey stone, and cream color EIFS with a greyish metal canopy. The rendering provides a good illustration of the combination of building materials as well as the building's articulation both vertically and horizontally. The first floor of the building will be red brick, with the second floor being the dark grey stone. The dark grey stone will extend to the top of the structure on the northwest elevation. The red brick extends to the top towards the center of the structure. The third and fourth floors are mainly EIFS.

There is a monument sign proposed (5-ft x6-ft) which will have a brick base that will match the building. Signage is depicted on the building. Staff will require that all signage meet city ordinances at time of permitting.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request subject to the following conditions:

1. The room count be allowed to be 100 rooms as opposed to the 125 rooms as required by ordinance.
2. To allow the 21,927- sf total landscape area and 2,742- sf enhanced pavement on the sidewalk around the building in lieu of the required 24,669 -sf total landscape area.
3. Tree removal permit required. \$1,800 due at that time.
4. There may be additional comments at the time of Building Permit and Detail Engineering Review.
5. The property shall be platted to provide required mutual access, fire lanes and easements prior to development.
6. A cross-parking agreement is needed with the adjacent property to the southeast for the shared parking.
7. The Community Development Director is eligible to administratively approve the plans for the focal point.
8. Signs shall comply with City Ordinances.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Concept Plan
2. Detail Site Plan
3. Landscape Plan & Tree Survey
4. Elevations & Details
5. Floor Plan (1st-4th)
6. Renderings