

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Park West Commerce Ctr., Lot 3R-1, Blk 8, Replat & Lot 4, Blk 8, Minor Plat

P&Z HEARING DATE: June 20, 2013

C.C. HEARING DATE: July 9, 2013

STAFF REP.: Marcie Diamond, Assistant Director of Planning

LOCATION: North side of Wrangler Drive between Freeport Parkway & Enterprise Drive

SIZE OF AREA: 32.34 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: A request to replat Lot 3R to eliminate 20,435 square feet of property and approve a minor plat for Lot 4, to incorporate the 20,435 square feet of property and establish a platted lot for future development.

APPLICANT:	Owner:	Engineer:
	David W. Ramus Park West Commerce Center, LP 15350 SW Sequoia Pkwy, Ste 300 Portland, Oregon 97224	B. David Littleton Halff Associates, Inc. 1201 North Bowser Road Richardson, Texas 75081 dlittleton@halff.com

HISTORY: In January, 1990, a Preliminary Plat for Parkwest Commerce Center (PWCC) was approved. This preliminary plat contained 350 acres and was generally bounded by Southwestern Boulevard to the north, Belt Line Road to the east, Wrangler Drive to the south, and Freeport Parkway to the west. The 16.6 acres at the northeast corner of Wrangler Drive and Freeport Parkway was not part of the original Parkwest Commerce Center Plat, but it is being incorporated into this Minor Plat (Lot 4).

In 1998, Lot 3, Block 8 of PWCC, which is located at the northwest corner of Wrangler and Enterprise Drives (15.7 acres) was final platted to accommodate two office/warehouse buildings (130,000 and 145,000 square feet). In March, 2000, an amended site plan and amending plat were administratively approved to permit the construction of an 116,000-square-foot building, where the 140,000-square-foot building was previously approved. A revised Landscape Plan for these buildings was approved in January 2001. The Amended Site Plan currently being requested reflects all of these changes.

TRANSPORTATION: Freeport Parkway is a four-lane divided thoroughfare, built within a 110-foot R.O.W.
Wrangler Drive is a four-lane undivided thoroughfare, built within 70-foot R.O.W.
Airline Drive is a four-lane undivided thoroughfare, built within 60-foot R.O.W.

SURROUNDING LAND USE & ZONING:

North - Office/warehouse; LI (Light Industrial)
South - Future BMSC and Naterra Headquarters and Coppell Middle School West and Athletic Fields; LI (Light Industrial) and C (Commercial)
East - Office/warehouse; LI (Light Industrial)
West - Future AAA Headquarters and Vacant Land; LI (Light Industrial)

COMPREHENSIVE PLAN:

The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable for Industrial Special District uses.

DISCUSSION:

This is a companion request to the Site Plan approval on Lot 3R-1. This is a request to replat the portion of the property which is currently developed with two office warehouse buildings, and a Minor Plat of the undeveloped (unplatted) property to the west and to incorporate 20,435 square feet of land from Lot 3R-1 to Lot 4. Lot 4, which contains 16.64 acres, will need to be replatted to establish fire lanes and easements prior to development.

The existing easements have been re-established as part of this platting activity, except for the GTE easement along the common property line between these two lots. This easement was established with the Final Plat filed in 1990. There are no facilities within this easement, so the applicant has received approval from the easement holder to abandon this easement. The abandonment of this easement will allow for the proposed overstory trees to be located along this property line in the event that the parking lot is expanded as shown on the site plan as future parking.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Park West Commerce Ctr., Lot 3R-1, Block 8, Replat & Lot 4, Block 8, Minor Plat, subject to:

1. Lot 4, Block 8, shall be replatted prior to development.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Replat/Minor Plat