

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**300 Freeport Parkway Redevelopment Addition,  
Lot 1, Block A, Replat**

**P&Z HEARING DATE:** October 17, 2024

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

**LOCATION:** East side of Freeport Parkway, between Sandy Lake Road and Ruby Road.

**SIZE OF AREA:** Approximately 13.05 acres of land

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

**REQUEST:** To combine two pieces of property into one lot, with a portion being a replat of Alford Media Addition, Lot 1R, Block 1. Totaling 13.05 acres of property to establish fire lanes and necessary easements for the construction of a new office warehouse facility.

**APPLICANT:**

<b>Owner:</b> BPVIF V Holdings 29, LLC. 1111 Broadway, Suite 1670 Oakland, CA 94607 cbruno@berkeleypartners.com	<b>Owner:</b> Kenneth & Vicki Jones 300 Freeport Parkway Coppell, Texas 75019 kennethjones1958@yahoo.com
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**Engineer:**  
Langan Engineering and Environmental Services  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
ydurosawo@langan.com

**HISTORY:** This new parcel is made up of two properties, one still in abstract and the other platted as Alford Media Addition, Lot 1R, Block A. As part of the previous plat a tree preservation easement was established along the eastern and northern portion of the property and is to remain with this new replat.

**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 2030 *Comprehensive Plan* shows the property as suitable for Industrial Special District.

**DISCUSSION:** This plat incorporates two parcels located along Freeport Parkway. The plat addresses the easements and fire lanes required for the construction of an office warehouse facility.

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

Staff is recommending APPROVAL of 300 Freeport Parkway Redevelopment Addition, Lot 1, Block A, subject to the following condition being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. The tree mitigation fees are paid at time of tree removal permit.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Final Plat