



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 9, 2025

Reference: Public Hearing: Hold a public hearing to consider amending the land use plan and map from Freeway Special District to Industrial Special District; and to amend the zoning of Planned Development - 221 Revision 4 Revised- Light Industrial & Industrial Special District Land Use Plan Amendment from PD-221R4R-HC to PD-221R4R-LI to allow for a 439,689 square foot Office and Distribution Center; and to consider adopting the Conceptual Planned Development on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive Consideration.

2040: **Create Business and Innovation Nodes**

Introduction:

This request is to rezone the property to allow a Conceptual Planned Development for an office/distribution use within a light industrial site and to amend the approved land use of Freeway Special District to Industrial Special District.

Background:

As stated in the attached Letter of Intent, Naterra is proposing a facility to house their World Headquarters (HQ). Naterra is a leading creator of beauty, baby care and personal care products. The new HQ in Coppell would consolidate 100 employees from three other locations including Coppell (Marketing, Finance & Operations), Southlake (Sales Team), and Alliance (Supply Chain, Regulatory & Quality). According to the Site Plan, 250 employees (200 office, 50 warehouse) will be at the proposed facility.

Conceptual Site and Landscape Plans:

The building area is proposed to be 439,689 square feet. The southwest elevation of the building faces IH-635. The enhanced, two-story office area is on the south corner. The truck area is facing Point West Boulevard; therefore, screening is required. Naterra is proposing a 14-foot concrete screen wall on both sides of the dock area and a landscape berm with a hedge row to screen it from Point West Boulevard.

The height of the building is 55 feet. This is on the southeast corner of the building where the office component has two stories. The office is 44,738 square feet. and the warehouse area is 394,951 square feet. The parking required for office is one parking space per 300 square feet and for a warehouse is one parking space per 2,000 square feet. 150 parking spaces are required for the office

and 198 parking spaces for the warehouse; therefore, 348 total parking spaces are required. 368 parking spaces are proposed, exceeding the requirement.

There are no trees currently on the site. They are proposing 197 overstory trees and sufficient landscape area to meet the requirements of the Landscape Section of the *Zoning Ordinance*. There are two retention ponds proposed, each with a fountain.

Building Elevations & Rendering:

The building is proposed to be 55 feet in height and will be site cast concrete wall panels with a tinted grey glass storefront and limestone accent panels.

Land Use Plan Amendment:

In 2006, the larger 185-acre Duke Lesley property was rezoned for Light Industrial and Highway Commercial. This resulted in a land use plan amendment allowing for industrial uses in place of the freeway office shown on the previous master plan. This was to allow the property to the north of Dividend Drive to be a large office/warehouse development while preserving the property to the south for retail, office, and hotel uses. The property to the east of Point West has developed according to the plan. Staff has had several inquiries over the years for converting the subject property on the west side of Point West Boulevard to allow for a light industrial, office/warehouse development, but staff has consistently cited the 2030 Comprehensive Master Plan, which calls for Freeway Special District. The adopted plan is intended to serve as a guide and “vision” for the future of Coppell and long-term community planning activities. It calls for the following uses:

- Hotels,
- Multi-story office buildings,
- Medium-to-large scale regional commercial uses,
- Restaurants, and
- Other uses dependent upon high volumes of vehicular traffic.

The property has already been reduced from 185 acres of Freeway Special District to 73 acres due to the previous amendment to allow for office/warehouse zoning and industrial land use changes; therefore, staff was not in support of the requested land use amendment.

Benefit to the Community:

This will provide additional office and distribution options within the city and will create jobs.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (5-0) recommended APPROVAL of the requested zoning change and land use plan amendment subject to the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. A Detail Site Plan shall be required to be brought through the public hearing process at Planning and Zoning Commission and City Council.