

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Park West III Commerce Center Addition, Replat, Lots 1 & 2, Block A

P&Z HEARING DATE: August 18, 2022

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

LOCATION: Northwest corner of Southwestern Blvd and S. Belt Line Road

SIZE OF AREA: 19.393 acres of property

CURRENT ZONING: Light Industrial (LI)

REQUEST: To replat the three existing lots into two lots, with associated easements, and fire lanes for the construction of three office-warehouse buildings.

APPLICANT:

Owner: Tim Geisler ML Realty Partners One Pierce Place, Suite 450 Itasca, IL 60143 630-250-2903 tgeisler@mlrealtypartners.com	Surveyor: Andrew Shafer Halff Associates 1201 N. Bowser Rd. Richardson, Texas 75081 214-346-6200 ashafer@halff.com
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HISTORY: This property has been Light industrial (LI) for approximately 30 years. In 1993 this property was replatted, creating 3 lots, but has never been developed. DART has since acquired a portion of the original plat for the Silverline passenger rail service that is currently under construction. That portion is noted as the future DART R.O.W. and DART parcels.

HISTORIC COMMENT: There is no historical significance attached to this property.

TRANSPORTATION: South Belt Line Road is a six-lane divided thoroughfare built within a 110-foot right-of-way. Southwestern Blvd is a four-lane undivided thoroughfare built within a 90-ft right-of-way.

SURROUNDING LAND USE & ZONING:

North – Pinkerton Elementary, Commercial Businesses, Residential: Commercial (C), PD-258R-SF, PD-174-C

South – DART Rail Line & Office Warehouse: Light Industrial (LI)

East - Gas Station and Retail Plaza; Retail (R), PD-278 (LI), Commercial (C)

West – DART Rail Line & Office Warehouse: PD-281-LI

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property Industrial Special District with the hard corner being Mixed Use Community Center or Single-Family Residential.

DISCUSSION: This is a simple replat request. This is a companion item to Park West III Commerce Center. The replat will take the existing three lots and create two lots for three office warehouse buildings. The fire lanes and necessary easements will also be dedicated by this plat. Also notated on the plat is the future DART right-of-way parcels.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of Park West III Commerce Center Addition, Lots 1 & 2, Block A, Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat