

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Park West III, Lots 1 & 2, Block A, Site Plan

P&Z HEARING DATE: August 18, 2022

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

LOCATION: Southwest corner of Southwestern Blvd and South Belt Line Road

SIZE OF AREA: 19.393 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: Site plan for three office/warehouse buildings, associated easements and fire lane configuration on two lots

APPLICANT:

<p>Owner: Tim Geisler ML Realty Partners One Pierce Place, Suite 450 Itasca, IL 60143 630-250-2903 tgeisler@mlrealtypartners.com</p>	<p>Surveyor: Andrew Shafer Halff Associates 1201 N. Bowser Rd. Richardson, Texas 75081 214-346-6200 ashafer@halff.com</p>
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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.

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:**Site Plan**

The property is zoned Light Industrial (LI) with other LI zoned properties to the west and south, and the DART rail line to the south and west. This is one of the last remaining LI pieces of property in the city. The site is somewhat rectangular in shape, with the east end being narrower than the remainder and the west end curving up from the south for the DART right-of-way. The property is also in the process of being replatted from three lots into two lots to accommodate the three proposed office warehouse buildings. Two larger office warehouse buildings are proposed to be constructed on Lot 1, side-by-side, fronting Southwestern Boulevard. The third building is to be constructed on Lot 2, which sits at the corner of Southwestern Boulevard and S. Belt Line Road.

Building 1, on Lot 1, is proposed to be 109,240-sf, while Building 2, Lot 1, is proposed to be 94,740-sf., with the truck docks located on the south side of the buildings facing the future DART right-of-way. A screening wall will be constructed on the west side of the truck court on Building 1 to provide screening of the truck court. Lot 1 will have 286 parking spots for cars exceeding the 254 required. The additional parking spaces provides flexibility for additional office space that can be provided if necessary. Parking spaces have been located close to the building to preserve as much of the existing trees and green space as possible.

Building 3, on Lot 2, is proposed to be 24,608-sf, with the truck docks located on the south side of the buildings facing the future DART right-of-way. A screening wall will be constructed on the east side of the truck court on Building 3 to provide screening of the truck court. Lot 2 will have 49 parking spaces for cars exceeding the 32 required, again, providing flexibility for additional office space that can be provided if necessary.

Landscape Plan/Tree Survey

As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance*. This site is exceeding the minimum and is providing approximately 25% of the site in landscaped areas and planting over 200 trees. In addition, all proposed trees will be upgraded to a 4" caliper. A combination of overstory trees and some ornamental trees are being provided adjacent along the entire perimeter of this site, in addition to adding extra trees along the rear of the property which will help screen both the truck court area as well as the DART rail line. The eastern perimeter trees will aid in screening the truck docks. Additional trees are also being provided in the parking island in between the two buildings. The parking areas and drive aisle was reconfigured from the original proposal to preserve a large historic 44.5 caliper inch Pecan tree. They are preserving some other large specimen Pecan and Live Oak trees as well.

Building Elevations & Signage

The buildings on Lot 1 are approximately 42 feet in height with the entryways framed in decorative reveals being 47-ft in height. The buildings will be made of tilt wall and will have a storefront front façade with a steel frame canopy over the entry doors. The north, east and western facades of the building have windows to break up the length as well as additional articulation, meeting the ordinance requirements. Signage for the site will need to meet ordinance requirements.

The building on Lot 2 is approximately 31 feet in height with the entryways framed in decorative reveals being 37-ft in height. The building will be made of tilt wall and will have a storefront front façade with a steel frame canopy over the entry doors. The north, east and western facades of the building have additional windows to break up the length as well as additional articulation. This acts to soften the buildings appearance, making the building appear more like an office building versus an industrial building. Signage for the site will need to meet ordinance requirements.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Park West III Commerce Center Site Plan, subject to the following conditions:

1. There may be additional comments at the time of Detail Engineering Review and Building Permit.
2. Signage shall comply with the sign ordinance and be generally consistent in terms of style, placement and size.
3. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Site Plan
2. Landscape Plan & Tree Preservation
3. Building Elevations