

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**BLP E Belt Line, Site Plan**

**P&Z HEARING DATE:** August 18, 2022

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

**LOCATION:** North side of East Belt Line Road approximately 1,500 feet east of S. Denton Tap Road

**SIZE OF AREA:** 10.519 acres of property

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

**REQUEST:** Site plan approval for two office/warehouse buildings

**APPLICANT:**

<b>Owner:</b>	<b>Engineer:</b>
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Bridge Investment Group	Langan
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**HISTORY:** This property has been Light Industrial (LI) for over 30 years. It is still in abstract, which will require that the property be platted.

**TRANSPORTATION:** East Belt Line Road is a six-lane divided thoroughfare built within a 110-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

North – DART Rail Line & Single-Family Residential (SF-9)  
South – Cypress Watters (City of Dallas)  
East - Office Warehouse; Light Industrial (LI)  
West – Office Warehouse; Planned Development (PD-218-LI)

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Urban Residential Neighborhood.

**DISCUSSION:** **Site Plan**

The site is rectangular in shape, roughly 320-ft wide by 1,470-ft deep and is zoned Light Industrial (LI) with other LI zoned properties to the east and west, and the DART rail line to the north. Two office warehouse buildings are proposed to be constructed on this site, one behind the other, with the entrance on E. Belt Line Road. The first building closest to the street is proposed to be 51,576-sf, while the second building will be located behind the first and is proposed to be 74,568-sf., with the truck docks located on the east side of the buildings. A detention basin is proposed to be located at the northern end of the property adjacent to the DART tracks. The site will have 163 parking spots for cars in addition to truck dock space and a fire lane loops the site.

### **Landscape Plan/Tree Survey**

All existing trees are proposed to be removed and mitigated with new plantings. As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance*. This site is exceeding the minimum and is providing approximately 29% of the site in landscaped areas and 230 trees. In addition, all proposed trees will be upgraded to a 4" caliper. Overstory trees are being provided adjacent along the entire perimeter of this site, in addition to adding extra trees along the rear of the property. The eastern perimeter trees will aid in screening the truck docks. The perimeter trees will screen not only the DART line from the site, but also the residential located north of the DART line. Additional trees are also being provided in the parking island in between the two buildings.

### **Building Elevations, Lighting & Signage**

The buildings are approximately 32-ft in height with a parapet bringing it up to 37-ft. The buildings will be made of tilt wall and will have a storefront front façade with an awning separating the top and bottom windows. A small section of the front entry will have an accent wall with a light wood trim. The eastern and western facades of the building have windows to break up the length as well as additional articulation, meeting the ordinance requirements.

In reviewing the Photometric Study submitted, it appears that the ordinance provisions will be achieved along the northern property line. All lighting will need to be shielded and downward facing and will be reviewed at the time of Building Permit. Signage for the site will need to meet ordinance requirements.

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

Staff is recommending APPROVAL of BLP E Belt Line Road Development 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 & Rendering
4. Photometric Study (Electrical Site Plan)