

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Seefried Development, Site Plan

P&Z HEARING DATE: October 20, 2022

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

LOCATION: Northeast corner of South Royal Lane and Gateway Boulevard

SIZE OF AREA: 16.071 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: Site plan approval for two office/warehouse buildings

APPLICANT:

Developer:	Engineer:	Owner:
Seefried Industrial	Nick Hobbs	PFN-Dallas, LLC
3030 LBJ Freeway	BGE, Inc.	2060 Mt. Paron Rd. N.W.
Suite 1650	2595 Dallas Parkway	Ste. 211
Dallas, TX 75234	Suite 101	Atlanta, GA 30327
214-393-6065	Frisco, Texas 75034	404-240-6270
	469-644-1664	awildman@noromgt.com
	nhobbs@bgeinc.com	

HISTORY: This property is zoned Light Industrial (LI) and has been used as a Park'n Fly location since 1995.

TRANSPORTATION: South Royal Lane is a four-lane divided thoroughfare built within a 110-foot right-of-way. South of the property Gateway Boulevard is a two-lane undivided thoroughfare built within a 70-foot right-of-way at this segment.

SURROUNDING LAND USE & ZONING:

North – DART Rail Line & Light Industrial (LI)
South – LBJ Freeway
East - Office Warehouse; Light Industrial (LI)
West – Vacant Land (LI)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Freeway Special District.

DISCUSSION:

Site Plan

The site is currently being used as a Park'n Fly location and has several buildings in addition to car canopy areas that will all be removed to allow for this new construction. The site is zoned Light Industrial (LI) and is surrounded by other LI properties. It is bounded by Royal Lane to the west, Gateway Boulevard to the south, DART rail line to the north and another office-warehouse site to the east. Two office warehouse buildings are proposed to be constructed on this site, side by side, with the truck courts facing one another. There is an entrance proposed on Gateway Boulevard which will bring trucks straight into the truck court area. Two other entrances will be located on Royal Lane. Building 1 which is closest to Royal Lane is proposed to be 120,120-sf, while Building 2 which is located on the eastern portion of the site is proposed to be 161,720-sf. The site will have 360 parking spaces for cars in addition to truck dock space. A fire lane loops the site and bisects the truck court area.

Landscape Plan/Tree Survey

The existing site has trees planted around the perimeter of the site. Interior to the site exists some landscape islands which contain grass. The vast majority of existing trees on-site will be preserved. There are approximately seven Live Oak trees that will be removed along with some Crepe Myrtles, the majority of which are located at the existing entrance to the facility. Trees proposed to be removed will be mitigated with 113 new tree plantings. As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance* and exceeds the amount to total landscape area. The landscape buffer along Royal Lane, along the DART perimeter to the north and segments of Gateway Boulevard are greater than the minimum. The perimeter trees will serve to buffer the DART line from the site.

Building Elevations, Lighting & Signage

The buildings are approximately 40-42-ft in height with the parapet. The buildings will be made of tilt wall and will have a storefront front façade with an awning separating the top and bottom windows. The corners of the buildings have been dressed up and provide glass, decorative reveals. The truck court side of the buildings will also have decorative reveals to break up the length as well as additional articulation, meeting the ordinance requirements.

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. Two existing billboard signs located on the property will be removed with this development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Seefried 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.
4. A tree removal permit shall be required.

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