

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Seefried Addition, Replat, Lot 1, Block A

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: Light Industrial (LI)

REQUEST: To replat a lot to add and modify required utility easements, and to reconfigure the fire lane and access easements for the construction of two office-warehouse buildings.

APPLICANT:

Developer:

Seefried Industrial
3030 LBJ Freeway
Suite 1650
Dallas, TX 75234
214-393-6065

Surveyor:

Mark Peace
BGE, Inc.
2595 Dallas Parkway
Suite 101
Frisco, Texas 75034
972-464-4800
mpeace@bgeinc.com

Owner:

PFN-Dallas, LLC
2060 Mt. Paran Rd. N.W.
Ste. 207
Atlanta, GA 30327
404-240-6270
awildman@noromgt.com

HISTORY: This property was originally platted in 1995. It has been zoned Light Industrial and used as a Park'n Fly location ever since.

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

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

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: This is a simple replat request. This is a companion item to Seefried Development, where they are proposing two office warehouse buildings. This plat will create one lot and dedicate associated easements and fire lanes on the property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of Seefried Addition, Lot 1, 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