

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Prologis Park @ Callejo, Final Plat**

**P&Z HEARING DATE:** February 19, 2015

**C.C. HEARING DATE:** March 24, 2015

**STAFF REP.:** Gary L. Sieb, Director of Planning

**LOCATION:** North of Sandy Lake Road and south of SH 121 & Providing for the extension of Freeport Parkway

**SIZE OF AREA:** 116.64 acres of property

**CURRENT ZONING:** PD-272-LI (Planned Development-272-Light Industrial)

**REQUEST:** A final plat to establish nine (9) lots, dedicate fire lane and easements for Lot 4.

**APPLICANT:**

**OWNER**

Prologis, L. P.  
Jim McGill  
2501 N. Harwood  
Suite 2450  
Dallas, TX. 75201  
(972) 884-9292  
Fax: (972) 488-9848  
Email: [jmcgill@prologis.com](mailto:jmcgill@prologis.com)

**ENGINEER**

Halff Associates  
Robert Gossett  
1201 N. Bowser Road  
Richardson, TX. 75081  
(214) 346-6200  
Fax: (214) 739-0095  
email: [rgossett@halff.com](mailto:rgossett@halff.com)

**HISTORY:**

This property was rezoned from Light Industrial to Planned Development in July of 2014. The proposed PD included five office/warehouse buildings totaling 1,600,000 square feet of structures, a comprehensive landscape plan and conceptual elevations of building form. An amendment to the PD to allow six buildings and decreased the total square footage is being requested in addition to the Final Plat.

**HISTORIC COMMENT:**

We have found nothing of historic significance on the property.

**TRANSPORTATION:**

Sandy Lake Road is a four-lane, concrete, divided thoroughfare on the southern side of this property. Coppell Road borders the tract on the east side, is a two-lane undivided concrete road within a variable-width right-of-way but has no access to the property. Freeport Parkway, a variable-width major thoroughfare (four-lane divided)

is in design and will extend from Sandy Lake Road through the property to State Highway 121. Construction is to begin this spring on this portion of Freeport.

**SURROUNDING LAND USE & ZONING:**

**North:** single-story office/commercial uses; HC, Highway Commercial

**South:** church and single-family residential; R, Retail and PD-109-SF-9

**East:** single-family residential; SF-7 and PD-SF-7

**West:** office/warehouse; PD-208R-LI, and HC, Highway Commercial

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this land as appropriate for Industrial Special District, its intended use.

**DISCUSSION:**

As stated in the Preliminary Plat discussion that preceded this application, this Final Plat reflects concepts outlined by the Preliminary Plat, that is, a division of this property into nine lots. Six are contemplated for office/warehouse use, two for commercial use along State Highway 121 and the final lot is a small, unbuildable lot (due to extensive grading required for Freeport Parkway right-of-way), at the southwest corner of this large parcel. The easements and fire lane dedication have been reviewed and approved by staff. This applicant has worked closely with staff over the last three to four months and any substantive concerns have been addressed. Hence, the recommendation for approval with no outstanding conditions needing to be addressed.

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

Staff is recommending APPROVAL of this request. There are no outstanding conditions.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Cover Sheet
2. Final Plat Document (3 sheets)