

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Prologis Park @ Callejo, Revised Preliminary 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 preliminary plat to revise the existing preliminary plat to increase the number of lots from eight (8) lots to nine (9).

APPLICANT:

OWNER

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ENGINEER

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HISTORY:

There has been no recent development history on this parcel although a high pressure gas line has been rerouted in anticipation of development. Also, Conceptual Planned Development zoning was granted on this 116-acre parcel in July. At that time, a Preliminary Plat was approved which indicated that this property would be developed with eight lots, seven building sites and one unbuildable lot due to required extensive grading at the southwest corner of this property. Regarding the Parkway Right-of-Way, engineering plans are nearing completion extending Freeport Parkway through this property to State Highway 121.

HISTORIC COMMENT: We find nothing of historic significance attached to this parcel.

TRANSPORTATION: Sandy Lake Road, a four-lane divided thoroughfare is located at the southern portion of this large tract. Coppel Road, a two-lane undivided roadway is on the eastern

boundary of the property. As stated in the HISTORY comments, Freeport Parkway is under engineering design to extend through this parcel from Sandy Lake to State Highway 121, It will be a concrete four-lane divided thoroughfare in a variable width right-of-way.

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-208-LI, and HC, Highway Commercial

COMPREHENSIVE PLAN:

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

DISCUSSION:

This is a request to subdivide this property into nine lots. Six lots are contemplated for office/warehouse use, two for commercial use along the frontage of State Highway 121 and the final lot is a small, undevelopable parcel due to extensive grading requirements at the southwest corner of this property. A similar Preliminary Plat was approved in December essentially showing the same lot configuration with the exception of Lot 4. In December this was one large lot containing approximately 40 acres. It has now been replatted into two lots for detailed development of a reduced Lot 4 of approximately 26 acres and a new Lot 5 containing 13.4 acres to be developed at a later date. Lot 4 is the first lot in this large industrial subdivision to be developed--a 300,360-square-foot warehouse building with expansion possibilities of another 200,000 plus square feet.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this revised Preliminary Plat. There are no outstanding conditions to be met.

ALTERNATIVES:

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

ATTACHMENTS:

1. Cover Sheet
2. Preliminary Plat Document (2 sheets)