

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: PD-272R-LI, Prologis Park @ Callejo**

**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, south of SH 121

**SIZE OF AREA:** 110.2 acres of property

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

**REQUEST:** A zoning change request to PD-272R-LI (Planned Development-272 Revised-Light Industrial), to amend the Concept Plan to reduce the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6).

**APPLICANT:**

**OWNER**

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**HISTORY:**

This property was rezoned from Light Industrial to a Planned Development in July of 2014. The proposed PD included five office/warehouse buildings totaling 1,600,000 square feet of structure, a comprehensive landscape plan and conceptual elevations of building form.

**HISTORIC COMMENT:** We have found nothing of historic significance on the parcel.

**TRANSPORTATION:**

Sandy Lake Road is a four-lane, concrete, divided thoroughfare on the south side of this property. Coppel 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 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-108-SF-9  
**East:** detached 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 land as appropriate for Industrial Special district, its intended use.

## **DISCUSSION:**

As stated in the HISTORY portion of this report, Prologis rezoned this property in July of last year as a Conceptual Planned Development. That plan showed five buildings being constructed on the land with access from an extended Freeport Parkway. A comprehensive landscape plan, realignment of a forty-foot wide gas line, conceptual elevations of buildings and an extensive drainage proposal were all part of the Plan.

There are two major changes to the Plan. One, the applicant is asking for a reduction in required parking from the approved one parking space per each 1,000 square feet of warehouse building to one parking space for each 2,500 square feet of warehouse building. If approved, the parking requirement would be reduced from 1891 spaces to 826. The original approved plan included 1282 on-the-ground parking spaces plus 609 future spaces if alternate parking (based upon a different use) needed to be provided. Although the revised guideline would require only 826 parking spaces, the applicant has elected to provide 1174 anticipating the possibility of uses in addition to warehouse such as office, commercial, etc. We would note here that in the past we have occasionally modified warehouse parking to as little as one parking space for each 5,000 square feet of building. Our research has shown that with a parking ratio of 1:5000, we have had few issues with that standard. There have been some instances where a revision to include additional parking has been required on the 1:5000 standard. At 1:2500 we do not believe an issue will surface. In addition, each building site is required to submit detailed plans which will allow staff to evaluate the overall parking situation. That being the case, we support this PD amendment, noting again that specific parking requirements will be determined when detailed plans are submitted for each lot.

The second request relates to a change in the number and size of lots, building size, parking numbers, and height of structures (maximum increase of five feet). To address this request, we need to look at several individual building sites.

Building Site #1: Parking required is now 60 spaces (based upon the 1:2500 request). This site shows 160 spaces being provided plus 11 expansion spaces if there is a change in land use. All other elements of the Plan including square footage, access, landscaping, elevations remain as originally approved.

Building Site #2: Parking required is 78 spaces at 1:2500 for warehouses. The Plan indicates 204 spaces on site plus 26 future spaces if a land use change from office/warehouse is proposed. All other approval conditions remain.

Building #3: This site had been increased from 26.1 acres to 29.7, and the building has been enlarged from 356,220 to 423,720 square feet, a 67,500 square foot increase. Thirty additional trailer storage parking spaces have been added, now totaling 72. Total required parking is 232 spaces at 1:2500, and the total shown on the Plan is 384. All other approval conditions remain the same.

Building Site #4: This is the parcel that precipitated the change to the Planned Development. This site has been reduced in size from 42.6 acres to 25.7. The building has been reduced in size from 843,000 square feet to an initial 300,360-square-foot building with expansion that can add 200,240 feet resulting in a 500,600-square-foot structure. Building height has been increased from 45 to 48 feet, trailer storage has been reduced from 200 to 40 spaces. Total parking requirements at 1:2500 for warehousing is 164 spaces. This Plan provides 175 spaces with an additional 35 to be provided at a later date if the eventual use requires more parking. The landscaping, elevations, and other conditions of the initial approval remain in force and administrative approval appears in order if this plan is approved.

Building Site #5 (Formerly 13.4 acres of Building Site #4): This is a new building shown to be a 193,500-square-foot warehouse. Required parking at 1:2500 is 107 spaces. This Plan shows a total of 180 spaces being provided on this site. Building height is indicated at 45 feet, the landscaping plan duplicates the original, and building elevations and conditions track with the approved Conceptual Planned Development.

Building Site #6 (the original Building Site #5): This site is identical to the approved Plan with an exception to the parking plan. At one parking space for every 2500 square feet of warehouse, total required parking is 85 spaces. This Plan shows 171 parking spaces.

To sum, this application alters the Plan and provides two lots where one was initially show by adding a 193,500-square-foot building on one lot; modifies the rest of that property and creates a second lot proposing the development of a 300,360-square-foot build-to-suit warehouse with a 200,240 square-foot expansion resulting in a 500,600-square-foot building; provides 1,274 parking spaces as compared to 726 required with approval of the 1:2500 parking ratio, increases the maximum height of buildings by five feet, increases some lot sizes, decreases others; proposes gross reduction in overall building square footage by over 275,000 square feet; as mentioned above, decrease parking from 1891 to 726 which would be required by this Plan; maintains the same elevations and landscaping plan as approved at the conceptual level. All-in-all, this amended plan is very close to the Concept Plan approved in July, and we can support this proposal.

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

Staff is recommending APPROVAL of this request with the following conditions:

1. There will be additional engineering comments during detailed plan review.
2. Ensure there are no more than 15 vehicular parking spaces divided by a landscape island

#### **ALTERNATIVES:**

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. Amended Concept Plan (Sheet A1.00)
2. Overall Landscape Plan (Sheet L1.00)
3. Elevations of Suburu Building (Sheet A6.01)
4. Colored perspective drawing of the Suburu building proposal