



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** June 14, 2016

**Reference:** Consider approval of an ordinance for PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway

**2030:** **Business Prosperity**

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### Introduction:

This PD Amendment revised the Site Plan to allow the striping of the truck court for car parking and realignment and widening of the planned connection from this site into Freeport Parkway. This request was partially necessitated by the new tenant for Building A, GENCO, which will include an estimated employee count of 700 (350 per shift). Revisions to the Landscape Plan were also approved.

### Analysis:

On May 10, 2016 the City Council unanimously approved this PD amendment.

On April 21, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD, subject to:

1. A tree removal permit is required prior to the start of construction.
2. Include landscape calculations for the entire lot on the Landscape Plan, as this will be the new Planned Development zoning district for the property.

### Legal Review:

The City Attorney reviewed this ordinance.

### Fiscal Impact:

None

### Recommendation:

The Planning Department recommends approval.

### Attachments:

1. Ordinance
2. Exhibit "A" - Legal Description
3. Exhibit "B" - Site Plan

4. Exhibit “C” - Landscape Plan
5. Exhibit “D” - Tree Survey
6. Exhibit “E” - Sight Line Analysis