

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

DFW Trade Center, Lot 3, Block 4, Replat/Minor Plat

P&Z HEARING DATE: September 15, 2016

STAFF REP.: Marcie Diamond, Assistant Planning Director

LOCATION: North corner of SH 121 and Patriot Drive

SIZE OF AREA: 9.9 acres of property

CURRENT ZONING: PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial)

REQUEST: A replat of Tract A, Block 4, of the DFW Trade Center Addition, containing 2.8 acres and a Minor Plat of 7.1 acres of unplatted property to establish a building site and necessary easements to allow the development of a 111,260-square-foot office/warehouse building on 9.1 acres of property located in the City of Coppel and 0.8 acres of property located in the City of Grapevine.

Owner:

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DCT DFW Trade Center LLC
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Engineer:

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HISTORY:

This property is located northwest of SH 121 and N. Freeport Parkway and the Coppel/Grapevine city limit lines traverse the property. In July 1995, City Council approved PD-136-LI on a 63-acre tract in the City of Coppel to allow office/warehouse development. This was part of 180-acre master planned, multi-jurisdictional development, known as DFW Trade Center. To allow for this development the cities of Coppel and Grapevine entered into an Interlocal Agreement. The main impetus for this agreement was that the City of Coppel did not have the capacity to provide water or sewer service. This agreement also included provisions for impact and building permit fees, inspections, permitting and property maintenance. Over the past 20 years some issues have arisen with the provision of emergency services, especially where buildings straddle the city limit line. Now fully developed, there are four buildings wholly in the City of Grapevine, three in Coppel, and three buildings which straddle the city limit lines.

Recently, the cities were approached about developing the 9.9-acre tract (subject of this rezoning request) located north of Patriot Drive for office/warehouse use,

similar to the existing development in DFW Trade Center. Given that the City of Coppell cannot provide water or sewer to this property, staff took this opportunity to amend the Interlocal Agreement to incorporate additional land as well as to provide additional clarity as to each municipalities' role in the provision of emergency services, site plan and permitting. The revised Interlocal Agreement was approved by the Cities of Coppell and Grapevine in March of this year.

On August 9, 2016, City Council approved an amendment to PD-136R2 to incorporate 6.45 acres into the existing Planned Development and approve a Concept Plan for an approximate 115,000-square-foot office/warehouse building. The ordinance establishing this PD is scheduled for City Council's adoption on September 13th. The Detail Site Plan for a 111,260-square-foot office/warehouse building has been submitted and is eligible for Administrative Approval by the Director of Planning because it complies with the regulations as established in the Concept Plan. A copy of the draft Detail Site Plan and elevations have been attached for reference.

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

TRANSPORTATION: S.H. 121 has recently been improved to freeway standards abutting this property. Patriot Drive and Trade Center are both two-lane undivided roads built within 60' of right-of-way.

SURROUNDING LAND USE & ZONING:

North: concrete batch plant and Denton Creek Flood Plain; LI and A
South: office /warehouse; PD-136-LI (Planned Development 136-Light Industrial)
East: S.H. 121, office and office/warehouse; PD-171R5-HC (Planned Development 171 Revision 5-Highway Commercial)
West: office/warehouse; PD-136-LI (Planned Development 136-Light Industrial)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property appropriate for Industrial Special District uses.

DISCUSSION:

This is the next step in the process to allow the development of this 9.9-acre tract which straddles the Grapevine and Coppell City limit lines. This property was incorporated into the Interlocal Agreement which was updated and approved by both City Councils in the spring of this year. Following that action, the Coppell City Council approved an expanded Planned Development District which established a Concept Plan for office/warehouse development on this tract. The Detail Plan, which is in accordance with the Concept Plan, is in the process of being administratively approved by the Director of Planning. This subdivision requires Planning and Zoning Commission approval because it is partially a replat, requiring a public hearing, as well as a minor plat of un-platted property.

Per the Interlocal Agreement, the site plan approval and building permit will be issued by the City of Coppell, and the water and sewer service will be provided by

the City of Grapevine. This plat is scheduled for City of Grapevine approval on September 20th.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of DFW Trade Center, Lot 3, Block 4, Replat/Minor Plat, subject to the following conditions:

1. Rename the Plat “Replat/Minor Plat Lot 3, Block 4 of the DFW Trade Center Addition” , and add to the title block “Being a Replat of Block A, Tract A of the DFW Trade Center Addition and a Minor Plat of unplatted property”
2. Revise the Fire Lane note to reflect the City of Coppell instead of Grapevine.
3. Submission of the utility plans as approved by the City of Grapevine.
4. Detail Site Plan being Administratively approved by the Coppell Planning Director.
5. The plat being approved by the City of Grapevine prior to submitting for signatures in the City of Coppell.
6. Tree removal permit will be required prior to the removal of any trees.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Detail Site Plan/Elevations (Preliminary)
2. Replat/Minor Plat