



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** April 11, 2017

**Reference:** Consider approval of an Ordinance for PD-290-LI, BMSC/Naterra No. 2, to approve a Detail Site Plan for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road and to amend the *Coppell 2030 Comprehensive Master Plan*, to designate this area as "Industrial Special District".

**2030:** **Business Prosperity, Community Wellness and Enrichment**

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### Executive Summary:

This will be the second location for BMSC/Naterra in Coppell. They recently relocated their headquarters into a newly constructed, 317,000-square foot facility located at the southeast corner Freeport Parkway and Wrangler Drive. This proposed 142,303 square foot office/warehouse will primarily house logistics and distribution activities.

### Introduction:

BMSC/Naterra will employ approximately 60 at this office/warehouse facility. The southern 4.3 acres is floodplain/creek area. Stone retaining walls will be added to the north side of the creek which will improve the functionality and aesthetics of this drainage area.

This property is currently zoned Highway Commercial and on the Future Land Use Plan it is designated as Freeway Special District. However, the developable portion of this property does not have frontage or access to the freeway, and the visibility is principally along Freeport Parkway and Fritz Road. Therefore, the reclassification to Light Industrial zoning and "Industrial Special District" on the Future Land Use plan is appropriate to allow this office/warehouse development.

### Analysis:

On February 28, 2017 City Council unanimously approved this Planned Development District.

On February 16, 2017, the Planning and Zoning Commission unanimously recommended approval of this PD request and to amend the *Coppell 2030 Comprehensive Master Plan*, to designate this area as "Industrial Special District". The following conditions remain outstanding:

1. There will be addition comments during detail engineering review.
2. A tree removal permit will be required prior the removal of any trees.

**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" - Land Use Amendment Exhibit
4. Exhibit "C" – Detail Site Plan
5. Exhibit "D" - Tree Survey (4 pages)
6. Exhibit "E" - Landscape Plan (2 pages)
7. Exhibit "F" - Building Elevations
8. Exhibit "G" - Color Renderings (3 pages)