

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Prologis Park 121 Addition, Lots 1R, & 2R, Block A, Replat

P&Z HEARING DATE: February 21, 2019

STAFF REP.: Mary Paron-Boswell, Senior Planner

LOCATION: NEC of Sandy Lake Road & Freeport Parkway

SIZE OF AREA: 17.84 acres

CURRENT ZONING: PD-272R5-LI (Planned Development-272 Revision 5-Light Industrial) and
PD-272R6-LI (Planned Development-272 Revision 6-Light Industrial)

REQUEST: Being a replat of Lots 1 & 2, Block A, of the Prologis Park 121 Addition, containing
17.84 acres of property.

APPLICANT:

OWNER

Prologis, L.P.
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2021 McKinney Ave.
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Dallas, TX. 75201
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ENGINEER

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HISTORY:

The 100 plus acres owned by Prologis was rezoned from Light Industrial to Planned Development (PD) in 2014. The original approved Preliminary Plat identified eight lots that would be developed with seven building sites and one unbuildable lot due to required extensive grading at the northwest corner of Sandy Lake Road and Freeport Parkway. The plans also showed the extension of Freeport Parkway through this property to State Highway 121. The Preliminary Plat was later amended to create nine lots with eight building sites and one unusable lot. The original two lots abutting SH 121 on the Preliminary Plat and zoned HC, were not part of the original PD and have since been sold. Three lots (Lots 3 and 4, Block A and Lot 1R, Block B) have been fully developed with office warehouse space totaling approximately 869,000 square feet. The general concept for the office park has remained the same, with the number of lots and building sizes changing slightly due to market demands. A 98,381-square foot office warehouse building is proposed for Lot 1R (PD-272R6-LI) while a 142,080-square foot office warehouse

building is proposed for Lot 2R (PD-272R5-LI). A Detail Site Plan is currently in review for both lots.

HISTORIC COMMENT: We have found nothing of historic significance on the subject 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, Freeport Parkway is now open as a concrete six-lane divided thoroughfare in a variable width right-of-way.

SURROUNDING LAND USE & ZONING:

North: office/warehouse uses; PD-272R3-LI

South: church and single-family residential; R, Retail and PD-109-SF-9

East: office warehouse; LI, Light Industrial and single family residential; SF-7

West: office/warehouse; PD-208R2-LI

COMPREHENSIVE PLAN:

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

DISCUSSION:

The original final plat for these two lots was approved in 2016 essentially showing a similar lot configuration. This same property was replatted in 2017 in the same configuration, but never filed and thus expired. This request is to revise the platted lots, amending the fire lane configuration and proposed utility easements to accommodate the proposed office warehouse construction on the two lots. A 98,381-square foot office warehouse building is proposed for Lot 1R; while a 142,080-square foot office warehouse building is proposed for Lot 2R. Detail site plans are also in review for these two lots and a draft of these is attached for reference purposes only.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Prologis Park 121 Addition, Lots 1R and 2R, Block A Replat subject to the following condition:

1. There may be additional comments generated at the time of Detail Engineering review.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat Document (1 sheet)
2. Preliminary Detail Site Plan (for reference)