



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** August 13, 2019

**Reference:** Consider approval of an ordinance for PD-299-C to allow 5,100 square feet of office and 17,000 square feet of storage area, on 2.7 acres of property located at the northeast corner of SH 121 and Coppell Road, and to amend the Land Use Map of the *Coppell 2030, A Comprehensive Master Plan* from “Urban Residential Neighborhood” to “Freeway Special District”; and authorizing the mayor to sign.

**2030: Business Prosperity**

---

### Executive Summary:

This is a two-part request, part one is an amendment to *the 2030 Comprehensive Plan* to amend the Future Land Use Map from “Urban Residential Neighborhood” to “Freeway Special District” and the second part is to rezone this property from Commercial (C) to a Planned Development (PD) for Office and Stacked Storage uses.

### Introduction:

The subject property is an irregularly shaped tract which fronts SH 121 and Coppell Road, and abuts the Willow Park subdivision to the east. This property is more suitable for commercial uses and an amendment to the Land Use designation to convert this to Freeway Special District was approved.

The second part of this request is to allow a Planned Development with 5,100 square feet of office space, which is intended to be small incubator type offices, along the Coppell Road frontage and 17,000 square feet for a “stacked storage” concept. The proposed use is similar to “PODS” and all activities will be internal to the building, with no outside storage to be permitted. This facility will generally operate during normal business hours and will have minimal traffic. The building’s design mimics a warehouse/office instead of a mini-warehouse facility.

### Analysis:

On July 9, 2019 the City Council approved this rezoning request from C (Commercial) to PD-299-C

On June 20, 2019 the Planning and Zoning Commission recommended approval of PD-299-C, with the following conditions which have been incorporated into the ordinance.

1. The property shall be platted prior to the issuance of a building permit.
2. A tree removal permit shall be required prior to the removal of any trees on the site.

3. There will be additional comments at the time of detail engineering review and building permit.
4. The following PD Conditions shall be made part of the Ordinance:
  - A. Hours of Operation will be:  
Mon. - Fri.: 9 a.m. - 6 p.m.  
Saturday: 8 a.m. - 4 p.m.  
Closed Sundays (\*Limited access may be available outside of normal business hours by appointment only)  
Access to storage pods will be controlled and limited to business hours only, 24hr Access will not be permitted.
  - B. Prohibited materials - Any item or material that is considered illegal, hazardous or alive will not be permitted, including Hazardous, combustible and toxic materials, chemicals, food products, animals, plants, weapons, etc.
  - C. Absolutely **NO** outside storage will be permitted at any time
  - D. The property owner (Stacked Storage) will build and maintain a 6-foot tall, double-thick masonry brick screening wall which will match the existing Willow Park entry wall.
    - a. This screening wall shall replace the existing wood fences, in coordination with the abutting property owners.
    - b. The wall shall be constructed in accordance with the City of Coppell Standards.
    - c. This wall shall be maintained by the PD-299-C property owners (Stacked Storage and/or future property owners) in perpetuity.
  - E. The building materials shall be as indicated on the building elevations, including: Painted Concrete Panels (Dark Tan, Dark Brown, Dark Gray, Light Tan), modular Brick – Ebony, Limestone Block (Coronado Stone) – Cream, and Metal Trim (Dark Gray, White, Black)
  - F. All site lighting provided will meet the City of Coppell Development Code article 36 standards for glare and lighting.
  - G. All attached signs and the monument sign shall be in accordance with the Sign Regulations.

**Legal Review:**

This was reviewed by the city attorney.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – 2030 Comprehensive Plan – Future Land Use Map
4. Exhibit C - Site Plan
5. Exhibit D – Landscape Plan
6. Exhibit E – Trees Survey
7. Exhibit F - Building Elevations
8. Exhibit G - Renderings, Screening Wall Elevations, and Monument Sign