

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Prologis Park One Twenty One Addition,
Lot 4R, Block B, Replat**

P&Z HEARING DATE: April 16, 2020

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: Southeast corner of SH 121 and Northwestern Drive

SIZE OF AREA: 4.81 acres

CURRENT ZONING: Highway Commercial (HC) and PD-272R4-LI (Planned Development -272 Revision 4- Light Industrial)

REQUEST: Being a replat of Lots 4-6, Block B, of the Prologis Park One Twenty One Addition, containing 4.81 acres of property, to establish fire lanes and easements for the construction of an office building.

APPLICANT:	CONSULTANT Halff Consultants, Inc. 1201 N. Bowser Rd. Richardson, TX 75081 David Littleton (214) 739-0095 dlittleton@halff.com	PROPERTY OWNER Prologis 2021 McKinney Ave, Suite 2450 Dallas, TX 75201 Casey Dillon (972) 488-9848 cdillon@prologis.com
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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 are zoned HC. These were not part of the original PD and were sold.

In 2016, a land swap between Prologis and DFW SH 121 Limited Partnership occurred, giving Prologis, the property now identified as Lots 4, 5, and a portion of 6, Block B, and giving DFW SH 121 Limited Partnership the property identified as Lot 3, Block B. A Replat and Minor Plat was approved in late 2016 dividing the

property into the three-lot configuration. Northwestern Drive was also extended west of Freeport Parkway through to SH 121 to give street frontage to three newly created lots. In 2017, a plat was brought forward that combined these three lots but was never filed and has since expired. This is a companion item to PD-302-HC, which identifies the construction of a two-story office building and associated parking.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Northwestern Drive is a local road and SH 121 abuts this site on the western border.

SURROUNDING LAND USE & ZONING:

North: Vacant

South: Office Warehouse; LI, Light Industrial and PD-208R2-LI

East: Office Warehouse; PD-272R4-LI

West: SH 121

COMPREHENSIVE PLAN: The 2030 *Comprehensive Plan* of shows the property as suitable for Freeway Special District, allowing for regional uses.

DISCUSSION: The plat which created lots 4-6 was approved in 2016. This request is to revise the platted lots combining the three small lots into one, a 4.81-acre lot (4R). This item a companion item to PD-302-HC, which proposes a two-story office building. This plat identifies the existing easements and proposed fire lane and other easements for the development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Prologis One Twenty One Addition, Lot 4R, Block B, subject to the following condition being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Replat
2. Detail Site Plan