

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Prologis Park One Twenty One, Lots 2R-2R & 3R Block B, Replat**

**P&Z HEARING DATE:** February 25, 2021

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

**LOCATION:** NEC Northwestern Drive and SH 121

**SIZE OF AREA:** 6.441 acres of property

**CURRENT ZONING:** PD-295R-HC (Planned Development-295 Revised- Highway Commercial)

**REQUEST:** A Replat to subdivide the property into two lots.

<b>APPLICANT:</b>	<b>Owner:</b> Eric Hawk Archway Properties & 121 Coppell, Ltd. 8390 LBJ Freeway Suite 565 Dallas, Texas 75243 <a href="mailto:ehawk@archwayprop.com">ehawk@archwayprop.com</a>	<b>Engineer:</b> Mike Clark Winkelmann & Associates 6750 Hillcrest Plaza Dr., Suite 215 Dallas, Texas 75230 <a href="mailto:mclark@winkelmann.com">mclark@winkelmann.com</a>
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**HISTORY:** The original Planned Development itself included a much larger area of over 110 acres and was rezoned from Light Industrial to a Planned Development in July of 2014. The majority of the Prologis sites have been developed as large office warehouses. The remaining vacant pieces are located close to SH 121 with zoning ranging from HC, LI and PD. This property was last platted in 2019 with the development of the QuikTrip Convenience store and Gasoline Station.

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

**TRANSPORTATION:** Freeport Parkway, a variable-width major thoroughfare (six-lane divided roadway). State Highway 121 and service road.

**SURROUNDING LAND USE & ZONING:**  
**North:** Vacant land; HC, Highway Commercial  
**South:** Vacant land; Planned Development-295-HC,

**East:** Office Warehouse; Planned Development 272R-LI  
**West:** SH 121

**COMPREHENSIVE PLAN:** Coppel 2030, A Comprehensive Master Plan, shows this land as appropriate for Freeway Special District use.

**DISCUSSION:** This is a companion request to the PD development of this existing site for the Sheraton Four Points Hotel brought before you in late 2020. The PD allows for a 73,190 square-foot four story hotel on Lot 3R. This replat reconfigures the existing lots to allow for the construction of the proposed hotel and future commercial uses.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of Prologis Park One Twenty One Addition, Lots 2R-2R and 3R, Block B, Replat, subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at time of tree removal permit.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

**ATTACHMENTS:**

1. Replat