

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

VariSpace Coppel, Lot 1, Block A, Replat

P&Z HEARING DATE: May 20, 2021

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: Southeast corner of Freeport Parkway and SH 121

SIZE OF AREA: 9.84 acres of property

CURRENT ZONING: HC (Highway Commercial)

REQUEST: A Replat of Lot 6R, Block A, Prologis Park One Twenty One and Lot 1, Block 1, One Twenty One Business Park to combine lots, abandon and dedicate easements to allow for the development of a 185,700 square foot, 3-story office building with a two story parking structure.

APPLICANT:

Owner:	Architect:	Engineer:
Jeff Lamb	Josh Dockery	Tate Braun
Varidesk LLC	BOKA Powell	Pacheco Koch
1221 S Belt Line	8070 Park Ln, Ste 300	7557 Rambler Rd, Ste 1400
Coppell, Texas 75019	Dallas, Texas 75231	Dallas, Texas 75231
214-793-1357	972-701-9000	972-235-3031
jeff.lamb@vari.com	jdockery@bokapowell.com	tbraun@pkce.com

HISTORY:

In 2003, the City Council revised the Future Land Use Plan and rezoned property along the freeways to Freeway Commercial and Highway Commercial, respectively. The reason for the change was to “allow the land owners significant flexibly in development options to take advantage of the highway access while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as Freeway Special District.

In 1999, City Council approved the Site Plan for Lot 2, Block 1, One Twenty One Business Park, allowing for the construction of 4 professional office buildings on the south side of Canyon just east of this request. Lot 1, Block 1, One Twenty One Business Park was left vacant and is part of this request.

The adjacent property southeast of this proposal was rezoned from Light Industrial to a Conceptual Planned Development in July 2014. Detail plans have subsequently been approved for each of the sites. This includes the 40,480 square foot and 125,520 square foot office warehouses directly to the southeast (administratively approved in 2018).

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurants and office uses on 8.6 acres, and a Detail Site Plan for a QT convenience store with gas pumps fronting on Freeport Parkway across the road west of this development. The QT gas station has since been constructed and detail plans have been approved for a four-story Four Points by Sheraton Hotel.

HISTORIC COMMENT: There is no historical significance attached to this property.

TRANSPORTATION: SH 121 is a state highway built to standard in a variable width right-of-way. Freeport Parkway is an improved six-lane divided thoroughfare in a variable width right-of-way. Northwestern Drive is a 31-foot wide local road in 38-foot right-of-way. Canyon Drive is a 44-foot wide two-lane street built within a 60-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: Wisenbaker Office/Showroom/Warehouse – PD-171R5-HC (Planned Development-171- Revision 5- Highway Commercial)
South: QuikTrip – PD-295-HC (Planned Development-295-Highway Commercial)
East: Professional Office and Office/Warehouses – HC (Highway Commercial) and PD-272 LI (Planned Development-272-Light Industrial)
West: SH 121 and city limits

COMPREHENSIVE PLAN: The *Coppell 2030 Comprehensive Master Plan* shows this property as suitable Freeway Special District.

DISCUSSION: This is the companion request to PD-306-HC, VariSpace. The applicant is proposing a Replat of Lot 6R, Block A, Prologis Park One Twenty One and Lot 1, Block 1, One Twenty One Business Park to combine lots. This involves abandoning an easement that is located on the mutual lot line and to dedicate easements and right-of-way necessary for the development of a 185,700 square foot, 3-story office building with a two-story parking structure.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of VariSpace Coppell, Lot 1, Block A, replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. The existing conditions drainage area map shall be included with the detail engineering plans.
3. A Tree Removal Permit will be required prior to the removal of any trees. Tree mitigation fees of \$19,100 will be due at that time.

ALTERNATIVES:

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

ATTACHMENTS:

1. Replat