

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Northwest Gateway Plaza Site Plan

P&Z HEARING DATE: September 16, 2021

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

LOCATION: On the north side of SH 121, approximately 2,500 feet west of Denton Tap Road

SIZE OF AREA: 4.05 acres of property

CURRENT ZONING: Highway Commercial (HC)

REQUEST: Site plan approval for six office & retail buildings totaling 39,130 square-feet

APPLICANT:

Owner Musdha Ventures, LLC. 1193 W John Carpenter Freeway Irving, Texas 75039 Amarender Reddy 972-333-0542	Engineer Homeyer Engineering P.O. Box 294527 Lewisville, Texas 75029 Steven Homeyer, PE 972-906-9985 shomeyer@hei.us.com
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HISTORY: This property has never been platted. The zoning was changed from Light Industrial to Highway Commercial District in 2004.

HISTORIC COMMENT: This property has no historic significance.

TRANSPORTATION: State Highway 121 and service road.

SURROUNDING LAND USE & ZONING:

North: Concrete Batch Plant; Highway Commercial

South: SH 121; Highway Commercial

East: Residential and Office (under construction); PD-134R-SF-7 & Highway Commercial

West: Vacant land; Highway Commercial

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

DISCUSSION:

Site Plan

The Site Plan for Northwest Gateway Plaza located on Lot 1 identifies six proposed buildings – (Building 1- 11,500 sq. ft., Building 2- 6,760 sq. ft., Building 3- 7,420 sq. ft., Building 4- 4,480 sq. ft., Building 5- 4,480 sq. ft., & Building 6- 4,490 sq. ft.). Building 1, located at the northern end of the site, is proposed to be 2- story, and Buildings 2-6 are proposed to be one-story. The site has one shared access point on the west property line. This is proposed to be a fire lane and mutual access easement and will be required to be shown on the future plat. There are 174 required parking spaces and 183 parking spaces proposed. As calculated, this will allow for 30% medical office, 47% professional office and 23% retail uses. All buildings are proposed to contain a mix of medical and professional office uses with the two front buildings (Buildings 3 & 6) also allowing for retail uses. A retaining wall is proposed to be constructed east of the parking lot. A 4-foot metal fence is proposed on top of the wall. A 6-foot masonry screening wall is proposed to be constructed on the east property line, adjacent to the Coppell Greens residential subdivision. The screening wall will be required to be constructed prior to the buildings going vertical. There is a large detention area at the northeast corner of the site.

Landscape Plan

The Landscape Plan is compliant with the regulations of the Landscape Section of the *Zoning Ordinance*. According to the Tree Survey, 55 trees are proposed to be removed and 19 trees are proposed to be preserved. The tree mitigation required for this site is \$176,000. There are 63, 3” caliper overstory trees required and 80, 4” caliper overstory trees proposed to be planted. These consist of 6 Chinkapin Oaks, 15 Shumard Oaks, 5 Southern Live Oaks, 24 Pond Cypress and 30 Cedar Elms.

Building Elevations, Lighting & Signage

Each of the proposed buildings are modern in architectural style. Five of the buildings are proposed to be 24’ in height, and the northern one is 2-story and 32’ in height. Each of the facades have brown stone as the primary material, metal accents and an extensive amount of glazing. Metal canopies are proposed at each entry.

A Photometric Study and Lighting Plan will be reviewed at the time of Building Permit and shall comply with the Glare and Lighting standards of the *Zoning Ordinance*. All signage for the site will be required to comply with ordinance requirements.

Focal Point

Buildings are located on the eastern and western portions of the site and in between the buildings a linear park area is proposed consisting of three grassy areas. The first area is located towards the front of the site in between the front two buildings and consists of two 5’ metal deer sculptures, native grasses and a 5’ x 12’ wall/sign with the name of the development, Northwest Gateway Plaza. North of this area is the second section, a rectangular grassy area, lined with park benches at the edges and bollard lights. Trees will be planted within this area and accent trees and shrubs

will line the eastern and western perimeter of this grassy area. A third square shaped grassy area is north of the second section and will contain two additional trees, benches and bollard lights.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Northwest Gateway Plaza, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. A plat will be required to be filed of record prior to permitting.
3. All attached building signage shall comply with the Sign Section of the *Zoning Ordinance*.
4. Submission of the Photometric Study and Lighting Plan will be required at the time of Building Permit, to ensure compliance with Glare and Lighting Standards of the *Zoning Ordinance*.
5. The 6' screening wall will be required to be constructed prior to the buildings going vertical.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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. Site Plan
2. Tree Survey
3. Landscape Plan
4. Elevations
5. Details
6. Focal Point
7. Material Board