



Legislation Details (With Text)

**File #:** 2023-7157    **Version:** 1    **Name:** Lovett Coppell Business Park  
**Type:** Agenda Item    **Status:** Passed  
**File created:** 10/7/2023    **In control:** Planning & Zoning Commission  
**On agenda:** 10/19/2023    **Final action:** 10/19/2023  
**Title:** PUBLIC HEARING:  
Consider approval of PD-312-HC, Lovett Coppell Business Park, a zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial on the 13.2 acre office/warehouse portion, at the request of Lovett Industrial, LLC, being represented by Dan Gallagher, Kimley-Horn and Associates, Inc.  
Staff Rep.: Matt Steer

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report.pdf, 2. 1. Concept Plan (Lots 1-3).pdf, 3. 2. Detail Site Plan (Lot 1).pdf, 4. 3. Lot Lines & Lot Area Exhibit.pdf, 5. 4. Landscape Plan - Color.pdf, 6. 5. Tree Preservation Plans (No Exemption).pdf, 7. 6. Tree Preservation Plans (Building Pad Exempt).pdf, 8. 7. Tree Preservation Plans (Building Pad, Fire Lanes, Public Easements and Retention Areas Exempt).pdf, 9. 8. Elevations & Renderings - Detail Office-Warehouse Lot 1.pdf, 10. 9. Elevations - Conceptual Office Lot 2.pdf, 11. 10. Elevations - Conceptual Office-Retail Lot 3.pdf, 12. 11. Color Renderings.pdf, 13. 12. Traffic Impact Analysis.pdf, 14. 13. Letter of Intent.pdf, 15. 14. Sight Line Studies.pdf, 16. 15. Proposed PD Conditions Exhibit.pdf

Date	Ver.	Action By	Action	Result
10/19/2023	1	Planning & Zoning Commission	Approved	Pass

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