



## Legislation Text

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**File #:** 2016-2977, **Version:** 1

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### **PUBLIC HEARING:**

Consider approval of the **DFW Trade Center, Lot 3, Block 4, Replat/Minor Plat**, being a Replat of Tract A, Block 4, of the DFW Trade Center Addition, containing 2.8 acres and a Minor Plat of 7.1 acres of unplatted property to establish a building site and necessary easements to allow the development of an 111,260-square-foot office/warehouse building on 9.1 acres of property located in the City of Coppell and 0.8 acres of property located in the City of Grapevine at the north corner of SH 121 and Patriot Drive, at the request of DCT DFW Trade Center, being represented by Kyle McCage, James DeOtte Engineering, Inc.

**STAFF REP.: Marcie Diamond**

### **Staff Recommendation:**

The Planning Department recommends approval of this REPLAT/MINOR PLAT with the following conditions:

1. Rename the Plat "Replat/Minor Plat Lot 3, Block 4, of the DFW Trade Center Addition", and add to the title block, "Being a Replat of Block A, Tract A of the DFW Trade Center Addition and a Minor Plat of unplatted property".
2. Revise the Fire Lane note to reflect the City of Coppell instead of Grapevine.
3. Submission of the utility plans as approved by the City of Grapevine.
4. Detail Site Plan being Administratively approved by the Coppell Planning Director.
5. The plat being approved by the City of Grapevine prior to submitting for signatures in the City of Coppell.
6. Tree removal permit will be required prior to the removal of any trees.

The Planning Department recommends APPROVAL.

### **Goal Icon:**

**Business Prosperity**