

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

O’Neal Painting Addition, Lot 1, Block A, Site Plan

P&Z HEARING DATE: May 15, 2025

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

LOCATION: On the east side of Freeport Parkway, approximately 1,350-ft south of Sandy Lake Rd

SIZE OF AREA: 1.809 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: Site plan approval for an approximately 10,080 square-foot one-story office warehouse building.

APPLICANT:	Representative: Greg Frnka GPF Architects, LLC. 721 Dove Circle, Suite 100 Coppell, TX, 75019 972-824-7966 gfrnka@gpfarchitects.com	Engineer: Nicolas Ehringer, P.E. Cross Engineering Consultants, Inc. 1720 W. Virginia St. McKinney, Texas, 75069 972-562-4409 nehringer@crossengineering.biz
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HISTORY: The property is zoned Light Industrial and is currently vacant.

HISTORIC COMMENT: The property has no known historical significance.

TRANSPORTATION: Freeport Parkway – is a four-lane divided thoroughfare.

SURROUNDING LAND USE & ZONING:

North: Residential; PD-109-SF-9
South: Residence; Light Industrial
East: Residential; PD-109-SF-9
West: Drainage channel dedicated flood detention; LI

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property as a Industrial Special District.

DISCUSSION:

Site Plan

O'Neal Commercial Painting is proposing to construct a 10,080 square-foot one-story building on approximately 1.8 acres of property. The site plan provided shows that the building is situated towards the front of the property, leaving the rear in its natural state and preserving the trees found therein. There is a fire lane and mutual access easement that circles the building and parking is split between the front and rear of the building. They are providing 24 parking spaces which exceeds ordinance requirements. The floor plan shows multiple offices for their staff, a breakroom, a conference room, a wellness area, and approximately half the building will be for storage of materials. According to the applicant, there are currently six (6) office employees and three (3) superintendents. The office employees come and go throughout the day. The superintendents come in around 2:00-2:30 and leave around 3:00-3:30.

A loading area is provided at the rear of the building. The site plan shows that the northern and eastern boundaries of the site border residential zoning. As such, a 6-ft masonry screening wall is proposed to be constructed in this area. The screening wall to the north will tie into the existing wall along Freeport Parkway. The screening wall to the east is proposed to be slightly offset from the property line, preserving trees in that area. Staff is recommending that gravel be placed to help with the maintenance of that area.

They plan on utilizing the existing driveway on Freeport Parkway and are requesting a variance to the subdivision ordinance Section 13-8-3.A.18.D, which states that all non-residential lots on a divided thoroughfare shall have direct or indirect access to a median opening. Staff is in support of this variance request because of the relatively minor traffic generation of this development. Additionally, there is not a median opening for the existing driveway and a new median opening would require a variance to the separation requirements.

The applicant is also requesting a variance to Section 13-8-3.D.3 of the Subdivision Ordinance, that requires all lots to be adjacent to a dedicated street. This site is meeting the spirit of the ordinance by providing an access easement through Lot 1 to create access for Lot 2 which is at the rear of the property.

Landscape Plan/Tree Survey

As designed, the Landscape Plan is compliant with the regulations of the *Landscape Ordinance*. Given that this property is less than two acres in size, a recent a Landscape Ordinance amendment caps the site area required to be devoted to landscaping 30%. This site is exceeding the minimum and is providing approximately 49% of the site in landscaped areas. Overstory trees are being provided adjacent along the entire perimeter of this site, in addition to keeping some existing trees and planting 22 new trees. Tree mitigation fees in the amount of \$74,750 will be paid for trees removed.

Building Elevations, Lighting & Signage

The building is approximately 22-ft in height with the main entrance centered on the building. The front façade has vertically oriented windows with canopies over them and the front entrance. Overflow scuppers are located near the top of the building. The building will be a concrete building with painted walls and accent textures and colors. There will be two aluminum roll up doors at the rear of the building. Lighting for the site will consist of wall packs positioned on the building. A photometric study will be submitted with the building permit. Lighting information provided will include shielding and will be reviewed at the time of Building Permit. There was no signage submitted for the site. Signage will need to comply with the ordinance requirements.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Lot 1, Block A, O'Neal Paining Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Signage shall comply with the sign ordinance.
3. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.
4. A tree removal permit is required prior to removal of any trees on site.
5. The masonry screening wall must be in place before the building goes vertical.
6. Update the plans to show the fire lane with distance and bearings and fence tie in.

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. Landscape Plan & Tree Mitigation
3. Building Elevations, Floor Plan & Rendering
4. Material Board
5. Trip Generation Chart