

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Benge Legacy, Lot 1, Block A, Site Plan**

**P&Z HEARING DATE:** March 19, 2026

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

**LOCATION:** 428 Southwestern - On the north side of Southwestern Boulevard, approximately 300 feet east of South Coppell Road.

**SIZE OF AREA:** 0.43 acres of property

**CURRENT ZONING:** LI (Light Industrial)

**REQUEST:** Site plan approval for an approximately 4,900 square-foot one-story office warehouse building.

**APPLICANT:** Applicant: Jason Benge Architect: Greg Frnka  
GPF Architects

**HISTORY:** The property is zoned Light Industrial and currently has a single-family house on the property which will be demolished.

**HISTORIC COMMENT:** The property has no known historical significance.

**TRANSPORTATION:** Southwestern Parkway – is a two-lane thoroughfare with a center turn lane in both directions within 67.5’ right-of-way.

**SURROUNDING LAND USE & ZONING:**  
North: DART ROW; PD-108R5R2-H  
South: Office/Warehouse; PD-281-LI  
East: Residential; LI  
West: Office; LI

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

**DISCUSSION:** This property is zoned Light Industrial and currently has a single-family home on it. The property is proposed to be cleared and redeveloped with a 4,900 square-foot office/warehouse. The use is acceptable within the Light Industrial District.

### **Site Plan**

The Site Plan is consistent with the LI District rear and side yard setback requirements of 10'. The front yard meets the 60' setback. The area devoted to office is 2,100 square feet with the remaining 2,800 square feet devoted to warehouse. There are 10 parking spaces proposed, exceeding the nine (9) required.

### **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, the landscape section of the Zoning Ordinance caps the site area required to be devoted to landscaping 30%. This site is exceeding the minimum and is providing approximately 41% of the site in landscaped areas. They are proposing to remove 5 Pecan Trees and replant all new overstory trees. There are 15 overstory trees proposed (4 Cedar Elms, 4 Chinkapin Oaks, 2 Lacebark Elms and 5 Texas Red Oaks). A tree removal permit will be required prior to the removal of any trees.

### **Building Elevations, Lighting & Signage**

The building is approximately 28-ft in height to the top of parapet. The building faces south with the main entrance in the center of the building. There are three main building materials proposed: white stone, cement fiber board (painted stained wood colors), and dark bronze metal panels for the warehouse area on the east portion and rear. There is a dark bronze metal canopy in front and extending along the side. 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, Benge Legacy Site Plan, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. A tree removal permit is required prior to the removal of any trees.
3. Signage shall comply with the sign ordinance.
4. 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.

### **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 Survey
3. Building Elevations
4. Rendering & Material Board