

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: ZC-624, Southwestern Industrial Addition, Lot 1**

**P&Z HEARING DATE:** February 21, 2013  
**C.C. HEARING DATE:** March 26, 2013

**STAFF REP.:** Matt Steer, City Planner

**LOCATION:** 440 Southwestern Blvd.

**SIZE OF AREA:** 0.9 acres of property

**CURRENT ZONING:** C (Commercial)

**REQUEST:** A zoning change to LI (Light Industrial), to be consistent with the zoning on the abutting properties.

**APPLICANT:**

Owner:	Architect:
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**HISTORY:** This property was built in 1958 as a residence. It is currently being renovated for an office user.

**TRANSPORTATION:** Southwestern Boulevard is currently designated on the Thoroughfare Plan as a four-lane undivided thoroughfare. It is built to standard within a 90-foot right-of-way. South Coppell Road is designated as a 2-lane undivided collector and is built to standard within 90-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

- North – DART ROW; PD-108R8-H
- East – Office; Light Industrial
- West – Fire Administration Office; Light Industrial
- South – Vacant – Light Industrial

**COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, depicts this property as suitable for industrial special district.

**DISCUSSION:** This property is currently zoned Commercial (C) which differs from the surrounding Light Industrial (LI) zoned properties. Adopted in March 2011, *The Coppell 2030 Comprehensive Master Plan* designated this lot as Industrial Special District. This is defined as an area that will provide for employment and light industrial activities typically dependent upon good transportation access to highways, rail lines, and/or airports. The acceptable uses outlined include medium to large scale office/warehousing, light manufacturing, wholesale storage and distribution, showrooms, research and development, technology centers, and ancillary retail, service and restaurant uses that serve the employees within the district. Although currently the building is being renovated by an investor to lease for office space, the owner simply wants to change the base zoning to be more compatible with the surrounding zoning for future potential land congregation and redevelopment. All and all, an LI district is more in-line with the Comprehensive Plan than the existing zoning is, and staff is supportive of the change.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of the zoning change to Light Industrial, subject to the correct right-of-way boundaries of the property being shown on the plan.

**ALTERNATIVES:**

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/Zoning Exhibit