

YORKSHIRE WEST REALTY ADVISORS, LP
12300 PARK CENTRAL DRIVE
DALLAS, TEXAS 75251

July 21, 2025

Planning Department
City of Coppell
265 Parkway Blvd
Coppell, Texas 75019

RE: Proposed Goodwill Express Drop Off Location – 1090 Sandy Lake Road
PD-223 C – Amendment

The owner of the above location is requesting an amendment to the existing Retail / Commercial zoning to allow for a Goodwill Express Drop off location at 1090 Sandy Lake Road adjacent to the Marcos Pizza. Only drop off of donations shall be permitted at the location in the existing drive through and front parking.

It is our understanding that the Coppell Ordinance does not allow for this use in Retail / Commercial zoning districts, therefore a zoning amendment is required. The owner is requesting an amendment to only add the Express Drop off use to its existing Retail Use Only.

The location is at the North East corner of Sandy Lake and MacArthur, this project was a redevelopment from a Gas Station to a CVS, Retail and Chase Bank rezoning in 2006.

The Goodwill Express Drop Retail Concept is a new concept to allow more affluent neighborhoods in areas as Frisco, Grapevine, Plano, Rockwall, etc to have convenient locations to drop off charitable donations that are then only transported and processed at the main Goodwill Facilities, similar to a Dry Cleaners Drop off location and the plant is off site. Goodwill is rolling out locations all throughout the metroplex in upscale centers and neighborhoods to serve its Donation Stores.

This location shall be a 2,523 square foot space that will allow the Goodwill staff to serve the customers and assist with unloading and gathering donations only.

Store Hours will be Monday – Saturday 7:30 AM – 7 PM and Sunday 10 AM to 7 PM

I have included the signage example that shall comply with the City of Coppell Ordinances. The building has a lighter colored façade and Goodwill is requesting a blue sign using their nationally recognized logo.

No other changes to the property are being requested.

Thank you for your assistance. Please contact me should you have any questions.


Alen Hinckley
Manager for Owner
972-852-9210