

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

ONeal Painting Addition, Minor Plat, Lots 1 & 2, Block A

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: 2.808 acres of property

CURRENT ZONING: Light Industrial (LI)

REQUEST: To plat the existing parcels into two lots, with associated easements, and fire lanes for the construction of one 10,080-sf office-warehouse building on Lot 1.

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 Industrial Special District.

DISCUSSION:

This plat request is a companion item to the Lot 1, Block A, O'Neal Painting Site Plan. The plat will take the existing two parcels of land and create two lots. Lot 1 has a site plan for a 10,080-sf office warehouse building. Lot 2 has no plans for development at this time. There are two variances being requested, the first is to 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. There is also the possibility that lot 2 could be replatted into the larger LI zoned parcels to the west of it.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of O'Neal Painting Addition, Lots 1 & 2, Block A, Minor Plat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. Approval of a variance to Section 13-8-3.A.18.D.
3. Approval of a variance to Section 13-8-3.D.3.
4. Update the plat to show the fire lane with distance and bearings.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Replat