



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 28, 2026

Reference: CONTINUED PUBLIC HEARING: Hold a public hearing and consider approval of Special Use Permit-1271-Light Industrial (S-1271-LI) & Industrial Special District Land Use Plan Amendment, a special use permit request for a Concrete Batch Plant for a duration of 5 years and future land use map amendment from Urban Residential Neighborhood to Industrial Special District on 4.47 acres of property located on the north side of East Belt Line Road north of the DART right of way, approximately 1,200 feet west of the City limit line, at the request of Phil Flink, Estrada Ready Mix Concrete, LLC, being represented by Steve Maglisceau.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to hold the continued public hearing that is related to a two-part request. Part one is to approve the Special Use Permit (SUP) request to allow for a concrete batch plant for a duration of 5 years. The second part is to amend the future land use plan to allow for Industrial Special District in lieu of the current Urban Residential Neighborhood designation.

Background:

This item was considered at the March 10, 2026, City Council Meeting. The item was continued until the April 28, 2026, meeting to allow the applicant sufficient time to update the plans and give staff sufficient time to review the proposal.

This is a special use permit request to allow a concrete batch plant for a duration of five years. A Special Use Permit (SUP) is required for a batch plant that is planned to operate for more than 6 months, which is what is being requested. The Light Industrial Zoning District is the highest zoning district as it relates to the intensity of land uses allowed in Coppell. Even within that district, certain uses require a Special Use Permit. The SUP gives Council discretion on whether to allow certain uses in specific areas.

Since the March 10, 2026, City Council Meeting, several changes have been made to the submission:

- The Utility Plan was updated to extend water to the site. Sanitary Sewer is now proposed to be tied in with the sewer that is running along the front of the property. A fire hydrant is now proposed at the southwest corner of the property.
- The Site Plan was updated to include a 24' fire lane and mutual access easement.
- The Landscape Plan and Tree Survey have been updated to reflect ordinance requirements and correctly identify the trees and shrubs. Shrubs are proposed to be planted around all vehicular use areas. The elevations/details now include a screening wall for the material storage area, and it is depicted on the Site Plan.
- The draft Minor Plat for the property has gone through a courtesy review by staff, and the applicant plans to submit it for formal review on April 22, 2026, to go to the May 21, 2026, Planning & Zoning Commission Meeting. An offsite 24' Mutual Access/Fire Lane easement to Volley Drive is proposed to be dedicated and constructed in lieu of the public road frontage requirement of the Subdivision Ordinance. With the Minor Plat submittal, a variance will be requested to this requirement.

Staff recommended denial of the SUP and the proposed future land use plan amendment from Urban Residential Neighborhood to Industrial Special District at the Planning and Zoning Commission. At the time, Staff's recommendation of denial was based on this being an incomplete submittal and because this proposal does not align with the long-term goals of the community. The high intensity of the use does not match the 2030 Coppell Comprehensive Master Plan that calls for redevelopment of the area to Urban Residential Neighborhood. The Riverchase golf course directly abuts this site, and The Oaks Riverchase Apartments are within 1,000 feet. This area should be redeveloped with compatible uses, as outlined in the Urban Residential Neighborhood Future Land Use as established in the 2030 Comprehensive Plan.

Benefit to the Community:

Offers additional concrete to residents and businesses.

Legal Review:

The City Attorney was present at the February 19, 2026, Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

On February 19, 2026, the case was DENIED (7-0) by the Coppell Planning & Zoning Commission. The following day, the case was appealed to City Council.

At the March 10, 2026, Council meeting, the case was continued to the April 28, 2026, Council meeting with the hearing left open.

A ¾ vote of Council (6 out of 7) is required to approve the request. The following conditions are recommended if Council decides to approve the request:

1. The property be platted and waiver to the public road frontage of the Subdivision Ordinance be obtained.
2. A 24' fire lane/mutual access easement be obtained and constructed across the neighboring properties giving proper access to a public road.
3. Any work within the floodplain limits would need to comply with the relevant floodplain management requirement.
4. There may be additional comments at time of Building Permit and Detail Engineering review.