

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: Ready Mix Addition Lot 1, Block A Minor Plat**

- P&Z HEARING DATE:** July 16, 2026
- STAFF REP.:** Matthew S. Steer, AICP
- LOCATION:** North side of East Belt Line Road, north of the DART right of way, approximately 1,200 feet west of the City limit line.
- SIZE OF AREA:** 4.47 acres
- CURRENT ZONING:** LI (Light Industrial)
- REQUEST:** To plat the property and associated easements with a variance to the required public street frontage and the required public utilities extended to the site 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 Steve Maglisceau, Estrada Ready Mix Concrete, LLC.
- APPLICANT:** Estrada Ready Mix Concrete, LLC  
Steve Maglisceau
- HISTORY:** In 2011, this property was shown in the 2030 Coppell Comprehensive Master Plan as Urban Residential Neighborhood. In April 2026, the case for a Special Use Permit for a batch plant to operate for 5 years was denied by City Council.
- HISTORIC COMMENT:** This property has no noted historical significance.
- TRANSPORTATION:** East Belt Line Road is a six-lane divided thoroughfare, built within 130 feet of right-of-way. The DART railroad is contained within 100 feet of right-of-way.
- SURROUNDING LAND USE & ZONING:**  
**North-** Riverchase golf course; Planned Development-230-Office  
**South** – Railroad; Light Industrial  
**East** – Salvage yard; Light Industrial  
**West** – Salvage yard and material storage; Light Industrial
- COMPREHENSIVE PLAN:** *Coppell 2030, A Comprehensive Master Plan*, indicates this area suitable for Urban Residential Neighborhood. Allowable uses include townhomes, apartment/condominium buildings, small-lot single-family attached and detached dwellings and ancillary, and small-scale commercial uses that serve the residents of the neighborhood.

**DISCUSSION:**

This is a request to plat the property for the purpose of obtaining a building permit for a temporary batch plant to be in operation for less than 6 months. A temporary batch plant is allowed by right within the Light Industrial District provided it is not in operation for greater than 180 days.

Because this is for a temporary use, a site plan and replat will be required for a permanent use. At that time, a 24' fire lane and mutual access easement and a waterline easement will be required for access and utilities, respectively. The applicant has noted this on the plat.

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

Staff is recommending APPROVAL of the minor plat with the exception to the public road frontage requirement and public utility extension requirement.

**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. Minor Plat