

Matt Steer

From: Doreen Ng <doreenng@fulgentgenetics.com>
Sent: Monday, August 11, 2025 10:27 PM
To: Matt Steer
Subject: Re: Site Plan Amendment 1111 S Freeport

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Dear Matthew,

It's very nice to connect here. Below please find a high-level description of our intended use for the additional space to our existing facility at 1111 S. Freeport, Coppell.

This project entails the development of an approximately 10,000 square-foot, temperature-controlled facility designed primarily for the storage of formalin-fixed paraffin-embedded (FFPE) tissue blocks and slides. Our existing facility, Inform Diagnostics, a Fulgent Genetics Company, offers clinical anatomic pathology testing and diagnostics services under a strict regulatory oversight, including compliance with the Clinical Laboratory Improvement Amendments (CLIA), the College of American Pathologists (CAP), and the New York State Clinical Laboratory Evaluation Program (CLEP). These regulatory agencies require that FFPE blocks and slides be archived for an extended period of time, for examples 10 years required by CAP and 20 years by New York.

Instead of shipping materials offsite for storage, we plan to store these blocks and slides onsite after clinical results are issued. The facility will predominantly be an archival storage, with occasional slide/block retrieval and a few workstations. FFPE blocks and slides are organized using high-density, fire-resistant slide and block storage towers, optimized for long-term preservation and efficient retrieval. Slides will be stored in vertically stacked slide cabinets with individually labeled drawers sorted by case ID, date, and test/stain information. Blocks will be housed in custom archival cabinets, with position-tracked organization using a barcode-based inventory system. This structure enables fast, auditable access to specific specimens and supports chain-of-custody documentation.

Storage areas will be equipped with environmental controls maintaining 18–25°C, suitable for long-term preservation of FFPE materials. Humidity and air quality will be monitored continuously, to ensure consistent specimen conditions. Fire sprinkler system, security cameras and restricted badge-access security systems will protect specimens and ensure traceability. This added space will offer a high-quality, compliant slide and block storage, while enabling our lab to comply with the relevant laws and regulations for material retention, prompt retrieval of materials whenever we need them and reduce our operating cost to ship and store offsite.

If you have any other questions, please do not hesitate to let me know. Thank you in advance and looking forward to yours/City's approval for this expansion project.

Best,
Doreen

Doreen Ng

VP, Operations & Compliance

Fulgent Genetics



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From: Matt Steer <MSteer@coppelltx.gov>
Sent: Monday, August 11, 2025 4:06 PM
To: Doreen Ng <doreenng@fulgentgenetics.com>
Subject: Site Plan Amendment 1111 S Freeport

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Doreen,

The Planning and Zoning Commission Meeting is on Thursday of next week and I have not had a chance to speak with you. You were listed on the application as a contact from Fulgent. Could you send me a narrative of what the warehouse addition will be used for?

Thanks,
Matt

Matthew Steer AICP, LEED® Green Associate

Development Services Administrator

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