

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Public Hearing: Text Amendments to the Code of Ordinances
Chapter 12, “Zoning”, Article 12-31-6
“Parking Requirements Based on Use”**

P&Z HEARING DATE: October 17, 2024
C.C. PUBLIC HEARING DATE November 12, 2024

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

PURPOSE: PUBLIC HEARING: Consider text change amendments to the Code of Ordinances, Chapter 12, Article 31-6 (Parking requirements based on use); amending the off-street parking requirements for “Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, printing or plumbing shop, or similar establishment” to replace the term “warehouse” with “warehouse/distribution” and revise the parking requirements from “One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 1,000 square feet of floor area” to “One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.”

HISTORY: This ordinance was the result of an Industrial 2.0 Roundtable held with office/warehouse developers to discuss the future trends in warehousing. During that roundtable, it was the consensus that with the increased use of technology within the warehouses, the number of employees per square feet has decreased. It was recommended that staff research decreasing our minimum parking requirements for this particular use.

DISCUSSION: This is a minor text amendment to the *Zoning Ordinance* to address the current requirement for warehouse/distribution centers. The proposed changes decrease the minimum parking required from 1 parking space per 1,000 square feet to 1 parking space per 2,000 square feet while ensuring the number of employees on the maximum working shift each have a parking space. This text amendment also uses the same term – “warehouse/distribution” as defined in the Special Definition’s Section of the Zoning Ordinance. Although the comparison city research showed a range of required parking from 1 parking space per 1,000 square feet to 1 parking space per 2,000 square feet and from 1 parking space per 1 employee to 1 parking space per 4 employees, staff feels comfortable in recommending the adjustment to our minimum standard.

The redlined ordinance changes are attached for your review.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the Zoning Ordinance text amendments.

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. Ordinance Changes (redlined)