

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE No.: PD-223R2-C, Kimbel Addition, Lot 12R, Goodwill**

**P&Z HEARING DATE:** August 21, 2025  
**C.C. HEARING DATE:** September 9, 2025

**STAFF REP.:** Mary Paron-Boswell, AICP Senior Planner

**LOCATION:** 1090 E. Sandy Lake Road

**SIZE OF AREA:** 0.421 acres

**CURRENT ZONING:** PD-223-C (Planned Development 223-C)

**REQUEST:** A zoning change request from PD-223-C (Planned Development 223- C (Commercial) to PD-223R2-C (Planned Development-223 Revision 2- Commercial), for Lot 12R, to amend the Detailed Planned Development to allow for up to 100 percent warehouse and distribution of the floor area for 1090 E Sandy Lake Road, for a Goodwill Donation Drop-Off Only with a drive through facility, located at 1090 E. Sandy Lake Road, at the request of the property owner,

**APPLICANT:** **Applicant:**  
1080 Sandy Lake, LP  
c/o Alen Hinkley  
12300 Park Central Drive  
Dallas, Texas 75251

**HISTORY:** This property is part of an overall larger PD containing five (5) lots. In 2007, the Planning and Zoning Commission recommended *denial* of the request to construct two retail/medical buildings, a bank, the retention of an existing take-out restaurant (Papa John's) and a portion of an existing retail structure totaling 25,245-sf, and to allow a reduction in landscaped areas, required setbacks, alternative signage colors, sizes and locations and other deviations from the requirements of the *Zoning Ordinance*. City Council approved the request. The property was identified as being in a Primary Image Zone and an important retail intersection.

**HISTORIC COMMENT:** This property does not have any historic significance.

**TRANSPORTATION:** MacArthur Boulevard and Sandy Lake Road are six-lane divided thoroughfares, which are built to standard.

## **SURROUNDING LAND USE & ZONING:**

**North:** Vacant land; (PD-223-C)

**South:** Universal Academy and vacant land; (PD-97R4-R)

**East:** Landscape Nursery; (R) Retail

**West:** CVS Pharmacy; (PD-223-R)

## **COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as suitable for development in accordance with the Neighborhood Center Retail.

## **DISCUSSION:**

This request is for the property identified as Lot 12R and has one building containing two suite addresses – 1080 and 1090 E. Sandy Lake Road. The western portion of the building (1080 E. Sandy Lake Rd) has been a pizza restaurant occupied by various entities and is currently occupied by Marco's Pizza. The adjacent suite on the eastern end of the building is addressed (1090 E. Sandy Lake Rd) and is currently vacant. This 2,500-sf portion of the building also contains a drive through. The applicant is proposing to have a Goodwill Donation Drop-Off Only, where donations would be dropped off at the front parking area and via the drive-through. Proposed hours of operation are Monday-Saturday 7:30 am – 7 pm and Sunday from 10 am – 7 pm.

The Commercial (C) zoning district regulations limits the amount of warehousing and distribution to a maximum of 20% of the floor area. The request before you is to use 100% of the floor area for warehousing and distribution of the donated items. *There is no commercial retail component to this request.* As explained in their narrative, items would be dropped off to the site, stored in the building and then distributed at the main Goodwill facilities to be processed and finally to one of their retail locations.

Staff has indicated to the applicant that the requested use is in line with property zoned Light Industrial (LI) and that staff would not support the request to convert this commercial site to one that does not provide for any retail or commercial uses and does not provide for the daily shopping, dining and service needs of the residential neighborhoods as listed in the Comprehensive Plan. Furthermore, staff is concerned about illegal dumping and blight as this can become a magnet for unwanted items, which in turn would negatively impact the area. For these reasons, Staff is unable to support the request.

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

Staff is recommending **DENIAL** of the request. If the Planning and Zoning Commission were to recommend approval of the request, staff would recommend the following PD conditions:

1. There may be additional comments during the Detail Building review.
2. PD Conditions:
  - a. No outside storage of donations allowed.
  - b. No trailers/storage containers or the like allowed.
  - c. Signs must comply with ordinance requirements.

**ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

**ATTACHMENTS:**

1. Narrative
2. Floor Plan