CITY OF COPPELL
PLANNING DEPARTMENT

STAFF REPORT

Samaritan's Purse Fellowship Addition, Replat, Lots 1R and 2, Block A

P&Z HEARING DATE: March 19, 2026

STAFF REP.:   Mary Paron-Boswell, Sr. Planner

LOCATION: NWQ Creekview Drive and West Bethel Road

SIZE OF AREA: 27.557 acres of property

CURRENT ZONING: PD-296R-LI

REQUEST: To create two lots which includes extending Lot 1 south of the existing Planned Development to be used for additional parking and Lot 2 will consist of the existing gas well site and the remainder of the existing tract.

APPLICANT:

Owner:	**Owner:**
Samaritans's Purse	Fellowship Church

Engineer:
Kimley-Horn & Associates

HISTORY: All of the property was once owned by Fellowship Church. A portion was sold to Samaritan's purse and developed as their office warehouse. A portion of the adjacent tract is a gas well that will remain.

HISTORIC COMMENT: The property has no known historical significance.

TRANSPORTATION: Creekview Drive is two lane road within a 60-ft right-of-way.

SURROUNDING LAND USE & ZONING:
> North: Fellowship Church Parking Lot; LI
> South: Office Warehouse; LI
> East: Office Warehouse; LI
> West: City of Grapevine – Office Warehouse

COMPREHENSIVE PLAN: The *Amended Coppell 2030 Comprehensive Master Plan* shows this property as Industrial Special District.

DISCUSSION: This plat request is a companion item to the Lot 1R, Block A, Samaritan's Purse Planned Development zoning case. The plat will replat the existing lot to include the fire lanes for the site plan for the 14,480-sf commercial building and extend south to incorporate additional parking and a separate lot for the gas well.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of Samaritan's Purse Fellowship Addition, Replat, Lots 1R and 2, Block A subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Replat