

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Gateway Business Park No. 2, Lot 2R, Block A
(Fulgent Therapeutics) Site Plan Amendment**

P&Z HEARING DATE: August 21, 2025

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

LOCATION: 1111 S. Freeport Parkway

SIZE OF AREA: 6.83 acres of property

CURRENT ZONING: LI (Light Industrial) & HC (Highway Commercial)

REQUEST: Site Plan Amendment to allow a one-story, 10,020 square-foot expansion to the existing two-story, 101,770 square-foot office building

APPLICANT:

Owner: Fulgent Therapeutics LLC 4399 Santa Anita Ave El Monte, California 91731	Engineer: Triangle Engineering, LLC 1782 W McDermott Dr Allen, Texas 75013
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HISTORY: This property has split zoning, Light Industrial (LI) and Highway Commercial. It was formerly occupied by Avaya and currently by Fulgent Therapeutics.

TRANSPORTATION: South Freeport Parkway is a four-lane divided thoroughfare built within an 80-foot right-of-way. IH-635 (LBJ Freeway) is a six-lane divided freeway built within a variable width right-of-way.

SURROUNDING LAND USE & ZONING:

- North – Grapevine Creek & Office Warehouse; PD-290-LI (Planned Development-290- Light Industrial)
- South – Vacant Land; HC (Highway Commercial) and LI (Light Industrial)
- East – Vacant Land; LI (Light Industrial)
- West – LBJ Freeway

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Freeway Special District.

DISCUSSION:

Site Plan

The site is currently being used by Fulgent Therapeutics LLC. The site is zoned Highway Commercial (HC) and Light Industrial (LI) and is surrounded by other LI & HC properties. It is bounded by S. Freeport Parkway to the east, LBJ to the west, Grapevine Creek to the north and a

vacant property to the south. A one-story 10,020-square foot warehouse is proposed to be added on the west side of the existing 101,770 square foot two-story office building. This complies with the 10% maximum warehouse component for the office use as provided for in the HC District regulations of the Zoning Ordinance. The site will have 458 parking spaces which exceeds the required 346 parking spaces. The space will be utilized for long term storage of tissue blocks and slides according to the attached email from Fulgent.

Landscape Plan/Tree Survey

The proposed building expansion to the west of the site is primarily impacting parking area, not a significant amount of landscape area. The proposed Landscape Plan still meets the landscaping area and tree requirements of the Landscape Section of the Zoning Ordinance. The applicant is proposing to remove 15 trees and to add 16 – 4” cal. Live Oak and 12 - 4” cal. Bald Cypress Trees. The total tree mitigation is \$20,700 to be paid at time of tree removal permit.

Building Elevations & Lighting

The 18’ 3” high building expansion is one-story and is proposed to be 83.5 feet long x 120 feet wide. It will be constructed of the same material and light gray color to match the existing building.

All new lighting will need to be shielded, downward facing and will be reviewed at the time of Building Permit.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Gateway Business Park No. 2, Lot 2R, Block A, (Fulgent Therapeutics) Site Plan Amendment, subject to the following conditions:

1. There may be additional comments at the time of Detail Engineering Review and Building Permit.
2. A tree removal permit shall be required.
3. The replat will need to be filed prior to a building permit being issued.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

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. Fulgent Email
2. Site Plan
3. Landscape Plan
4. Tree Preservation Plan
5. Building Elevations