

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-250R26R2-H, Old Town Addition, Lot 4R, Block D

P&Z HEARING DATE: March 19, 2026

C.C. HEARING DATE: April 14, 2026

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

LOCATION: 767 W. Main Street

SIZE OF AREA: Approximately 0.25 acres of property

CURRENT ZONING: PD-250R26R-H (Historic)

REQUEST: A zoning change request from PD-250R26R-H (Planned Development – 250-Revision 26 Revised-Historic) to PD-250R26R2-H (Planned Development–250-Revision 26 Revision 2– Historic), to allow professional or medical office in addition to the retail and restaurant uses already permitted on the first floor.

APPLICANT: Owner: Diana Ahmad Architect: William Peck
William Peck & Associates, Inc.

HISTORY: The Planned Development for a 10,215-square-foot, two-story mixed-use building with retail on the first floor and two residential units on the second floor was approved on August 9, 2022, on the subject property.

On December 12, 2023, Council approved a plan to allow for a 775 square-foot ice cream shop and 2,359 square feet of speculative restaurant uses on the first floor. The Artsy Cakery has since occupied the 775 square foot space.

HISTORIC SIGNIFICANCE: There is no historic significance associated with this property.

TRANSPORTATION: West Main Street is a 21-foot one-way street with on-street angled parking

SURROUNDING LAND USE & ZONING:

North – Mixed Use Retail/Residential; PD-250R25-H (Historic)

South – Office; PD-250R22-H

East – Old Town Square; PD-250R8-H

West – Residential; PD-250R20-H

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows the property as suitable for development in accordance with the Old Coppell Historic District Special Area Plan.

DISCUSSION:

The applicant is proposing to add professional and medical office uses to the current permitted uses on the first floor within the Planned Development for this mixed use property. According to the applicant, they are currently not able to lease the vacant space and most of the inquiries are for professional office and medical office uses. The shared parking already allocated for the building would accommodate a medical or professional office.

The current uses permitted within the PD for this property were approved to draw people to the area, both during the day and in the evening, and contribute to the overall vision of the area. Because office uses will take away from potential evening activity, Staff is unable to support the proposed change.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Unfortunately, Staff is unable to support the request and is recommending denial.

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. Site Plan