

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Rolling Oaks Memorial Center Addition,  
Lot 1R-1, Block A, Minor Plat/Replat**

**P&Z HEARING DATE:** April 18, 2019

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

**LOCATION:** N.E.Q. of Freeport Parkway and Ruby Road

**SIZE OF AREA:** 27.7 acres of property

**CURRENT ZONING:** S-1244R-LI

**REQUEST:** A replat of Rolling Oaks Memorial Center, Lots 1R and 3, Block A and a Minor Plat of approximately 18.8 acres to establish fire lanes and necessary easements for the expansion of the Rolling Oaks Memorial Center.

<b>APPLICANT:</b>	Owner:	Engineer:
	City of Coppell	Bryce Barkus
	255 Parkway Blvd.	MKEC Engineering Inc.
	Coppell, TX 75019	411 N. Webb St.
	Attn: John Elias	Wichita, KS 67206
	972-462-5115	316-684-9600
	Email: <a href="mailto:jelias@Coppelltx.gov">jelias@Coppelltx.gov</a>	<a href="mailto:bbarkus@mkec.com">bbarkus@mkec.com</a>

**HISTORY:** The City of Coppell acquired this property in the year 2000 and in 2008 the site was rezoned to S-1244-LI to allow the development of a Municipal Cemetery and ancillary uses. In the first phase of development a mortuary, columbarium, pavilion and burial areas were established. The property was platted originally in 2008 into one lot that encompassed approximately 16.3 acres. It was then replatted in 2009, creating three lots; Lot 1R for the existing cemetery, Lot 2 for the funeral home and Lot 3 for a columbarium.

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

**TRANSPORTATION:** Freeport Parkway is a four-lane divided thoroughfare.  
Ruby Road is a two-lane undivided thoroughfare.

**SURROUNDING LAND USE & ZONING:**

North: Single-family home use & Alford Media; LI (Light Industrial)

South: The Container Store – PD-186R5- LI (Light Industrial)

East: Oak Park Village & Golden Triangle Mobile Home Parks; 2F-9 (Two-Family-Nine)

West: Wagon Wheel Park; LI (Light Industrial)

**COMPREHENSIVE PLAN:** Community Wellness and Enrichment: Excellent and Well-Maintained City Infrastructure and Facilities

**DISCUSSION:** This plat incorporates existing Lot 1R and 3, as well as the remaining unplatted property owned by the City of Coppell for the Rolling Oaks Memorial Center. The plat addresses the easements and fire lanes required for Phase 2 and as well as future phases of the cemetery expansion. This plat is the companion item to the zone change request S-1244R-LI, which will allow for the expansion of the cemetery including buildings, plots and mausoleum.

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

Staff is recommending APPROVAL of Rolling Oaks Memorial Center, Lot 1R-1, Block A, subject to the following condition being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Minor Plat/Replat