



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 10, 2026

Reference: Public Hearing: Consideration of Special Use Permit–1271-Light Industrial (S-1271-LI) & Industrial Special District Land Use Plan Amendment, a special use permit request for a Concrete Batch Plant for a duration of 5 years and future land use map amendment from Urban Residential Neighborhood to Industrial Special District on 4.47 acres of property located on the north side of East Belt Line Road north of the DART right of way, approximately 1,200 feet west of the City limit line, at the request of Phil Flink, Estrada Ready Mix Concrete, LLC, being represented by Steve Maglisceau.

2040: Create Business and Innovation Nodes

Introduction:

This is a two-part request. Part one is to approve the Special Use Permit (SUP) request to allow for a concrete batch plant for a duration of 5 years. The second part is to amend the future land use plan to allow for Industrial Special District in lieu of the current Urban Residential Neighborhood designation.

Background:

This is a special use permit request to allow a concrete batch plant for a duration of five years. A Special Use Permit (SUP) is required for a batch plant that is planned to operate for more than 6 months, which is what is being requested. The Light Industrial Zoning District is the highest zoning district as it relates to the intensity of land uses allowed in Coppell. Even within that district, certain uses require a Special Use Permit. The SUP gives Council discretion on whether to allow certain uses in specific areas.

As submitted, the proposed Site Plan, Tree Survey, Landscape Plan and Elevations are incomplete and do not comply with the Zoning Ordinance. The Site Plan does not have the 24' fire lane easement shown. The Landscape Plan and Tree Survey are not signed/sealed by a Landscape Architect and do not correctly identify the trees and shrubs being planted. The shrubs should be planted around all vehicular use areas. The elevations/details do not include a screening wall for the material storage area, nor is one shown on the site plan.

The property does not comply with the Subdivision Ordinance which requires all properties to have public road frontage and have utilities. It appears this property has been bought and sold without being platted which should not have happened. Prior to any permit being issued for this property, a plat will be required. Staff recommended the applicant bring a plat concurrent with the request in order to resolve the deficiencies. The plat proposal was withdrawn after it was determined that there was not going to be sufficient time to prepare it for the Planning and Zoning Commission package.

Staff did not receive a preliminary drainage plan until February 12th. The submittal was incomplete at the time the preliminary utility and drainage plan should have been submitted on January 21st. The survey of the offsite easement that was requested is inadequate. It shows the access easement overlaid on a base aerial image that is not appropriate to make a determination of true boundaries of the infrastructure.

Staff recommended the SUP and the proposed future land use plan amendment from Urban Residential Neighborhood to Industrial Special District be denied at the Planning and Zoning Commission. Staff's recommendation of denial was based not only on this being an incomplete submittal that the applicant insisted be brought before the Planning and Zoning Commission despite adequate staff review time, but also because this proposal does not align with the long-term goals of the community. The high intensity of the use does not match the 2030 Coppel Comprehensive Master Plan that calls for redevelopment of the area to Urban Residential Neighborhood. The Riverchase golf course directly abuts this site, and The Oaks Riverchase Apartments are within 1,000 feet. This area should be redeveloped with compatible uses, as outlined in the Urban Residential Neighborhood Future Land Use as established in the 2030 Comprehensive Plan.

Benefit to the Community:

Offers additional concrete to residents and businesses.

Legal Review:

The City Attorney was present at the February 19, 2026, Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

On February 19, 2026, the case was DENIED (7-0) by the Coppel Planning & Zoning Commission. The following day, the case was appealed to City Council. A ¾ vote of Council (6 out of 7) is required to approve the request. The following conditions are recommended if Council decides to approve the request:

1. The property be platted and waiver to the public road frontage and utility requirement of the Subdivision Ordinance be obtained.
2. A 24' fire lane/mutual access easement be obtained and constructed across the neighboring properties giving proper access to a public road.
3. Due to the drastic changes in the proposal since the original resubmittal, Staff has not had time to adequately review the plans; therefore, any significant change will require an amendment to the Special Use Permit.

4. Any work within the floodplain limits would need to comply with the relevant floodplain management requirement.
5. There may be additional comments at time of Building Permit and Detail Engineering review.

Attachments:

1. PZ Staff Report
2. Site Plan
3. Landscape Plan
4. Tree Survey
5. Elevations
6. 20' Access Easement
7. Access Easement Exhibit
8. Preliminary Drainage Plan