

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Benge Legacy Addition, Lot 1, Block A, Minor Plat

P&Z HEARING DATE: March 19, 2026

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

LOCATION: 428 Southwestern - On the north side of Southwestern Boulevard, approximately 300 feet east of South Coppell Road.

SIZE OF AREA: 0.43 acres of property

CURRENT ZONING: LI (Light Industrial)

REQUEST: Minor Plat approval for an approximately 4,900 square-foot one-story office warehouse building.

APPLICANT: Applicant: Jason Benge
Architect: Greg Frnka
GPF Architects

HISTORY: The property is zoned Light Industrial and currently has a single-family house to be demolished.

HISTORIC COMMENT: The property has no known historical significance.

TRANSPORTATION: Southwestern Parkway – is a two-lane thoroughfare with a center turn lane in both directions within 67.5’ right-of-way.

SURROUNDING LAND USE & ZONING:
North: DART ROW; PD-108R5R2-H
South: Office/Warehouse; PD-281-LI
East: Residential; LI
West: Office; LI

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

DISCUSSION: This is the companion request to the Site Plan for Lot 1, Block A, Benge Legacy Addition. This property has not ever been platted. In order to obtain a building permit, the property must be legally defined as a lot and block. The only easement required is for the water connection; therefore, the

proposed 10' water easement is acceptable, and staff is recommending approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the Lot 1, Block A, Benge Legacy Minor Plat, subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. A tree removal permit is required prior to the removal of any trees.
3. The detector check is not required and 10' X 10' easement at the front property line is redundant and not needed.

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. Minor Plat