

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Site Plan, Coppell Fire Station #3

P&Z HEARING DATE: February 19, 2026

STAFF REP.: Mary Paron-Boswell, AICP Senior Planner

LOCATION: 133 East Parkway Boulevard

SIZE OF AREA: A portion of Lot 2R, Block 1 (9.322 ac.)

CURRENT ZONING: TC (Town Center)

REQUEST: To approve a Site Plan to allow for an addition and renovation of the living quarters portion of the building for Fire Station 3, located at 133 East Parkway Boulevard, at the request of the City of Coppell, being represented by Ken Pope of PGAL, INC.

APPLICANT:	Engineer:	Owner's Representative:
	PGAL, Inc.	City of Coppell
	14135 Midway Rd. Suite G-200 Addison, TX 75001	265 E Parkway Blvd Coppell, TX 75019

HISTORY: The original Site Plan and Final Plat for Fire Station #3 was approved in 1996. In 1999, a Site Plan Amendment was approved which permitted the construction of a 47-space parking lot just north of the Justice Center site, jointly used by the Coppell Justice Center and the YMCA. In 2001, a Site Plan Amendment was approved which allowed for a 775-sf addition and a 734-sf covered patio to the Coppell Justice Center. In 2006, a Site Plan Amendment was approved to allow a 3,456-sf expansion to the existing 7,728-sf Fire Station and an Amending Plat was approved. The property was replatted in 2014, creating two lots, separating Town Center from the Fire Station and Justice center.

HISTORIC COMMENT: This building has no historical significance.

TRANSPORTATION: Parkway Boulevard is a developed C4D, four-lane divided collector in an 88'-wide right-of-way. The right-of-way of Veterans Way (previously Town Center Boulevard) along the frontage of the proposed Fire Station #3 expansion is 66'-wide with 66'-wide pavement width (including a 16'-wide median)

SURROUNDING LAND USE & ZONING:
North: Residential; SF-7 (Single-Family-7)
South: Coppell Justice Center; TC (Town Center)

East: City Hall; TC (Town Center)
West: Commercial (CVS); TC (Town Center)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as Mixed-Use Community Center (without Residential) suitable for civic and institutional uses.

DISCUSSION:

This request is to amend the existing Site Plan for an addition and renovation of Fire Station 3. City Council approved the Request for Qualifications (RFQ) for this project in September of 2025. The Fire Department will become compliant with the National Fire Protection Association’s NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations. The final impact will improve service delivery and response times, as well as increase the health and safety for personnel serving at Station 3.

Site Plan

The existing building east of the vehicle bays is proposed to be demolished, to be replaced with new construction of 6,623-square feet, creating a total of 14,239-square feet. The addition will expand the building to include private sleeping quarters for fire personnel, including one for the Station Captain which includes a private office. Other additions include:

- Air lock(s) between the living quarters and apparatus bays (positive pressure to keep airborne diesel contaminants from entering).
- Restroom/shower facilities for personnel and one ADA accessible ½ bath near the main station entrance for public.
- Kitchen/Dining Area,
- Living room,
- Fitness room,
- Watch office with computer workstations,
- Bunker gear storage room to accommodate 18 personnel,
- Laundry facilities,
- Decontamination room,
- Technology/infrastructure room,
- Medical supply closet,
- Complete building emergency back-up power generator (already provided).

There are 15 parking spaces, which are provided for the staff members proposed to occupy the building. The fire apparatus will utilize the existing driveway on

Veterans Way and Parkway Boulevard. A brick wall and landscaping will screen the outdoor patio area being proposed adjacent to the building, facing the parking lot.

Building Elevations & Signage

The building addition of 6,623-square feet will increase the total building size to 14,239 square feet. The new addition will be a combination of brown brick, beige brick and CMU wainscoting. The materials will match the existing portion of the building that is to remain. The eastern elevation will face the existing parking lot. A station medallion will be placed on the side of the main door entrance which will be the highest point of the building at 27'4". The rest of the building will be 20'8-1/2" in height. Aluminum letters will be placed on the building reading "COPPELL FIRE DEPARTMENT STATION NO. 3". The eastern portion of the site will also house an outdoor patio area, screened with a wall and landscaping. The eastern and northern elevations will have transom windows for additional light. The north elevation will house the workout room and face Parkway Boulevard. This elevation will also have the main entrance for civilians and a large "3", for Fire Station No. 3. The western elevation will front Veterans Way and have four windows. The area of signage proposed falls within the guidelines for signage.

Landscaping

The site sits at the corner of Parkway Boulevard and Veterans Way. The proposed building addition extends towards Parkway Boulevard but still allowing for a minimum 15-foot plus landscape buffer, which exceeds requirements. The building addition along Veterans way also allows for a minimum 37-foot plus landscape buffer. Three redbud trees are proposed along Veterans Way, along with two cedar elms and a red oak along Parkway Boulevard, in addition to two existing trees. Three additional red bud trees are proposed along the entry way to the front door of the fire station. Additional plantings and ground cover line the entryway and around the outdoor patio area. 22 needlepoint holly will be planted. The landscaping to the south, surrounding the existing building will remain as is.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of the request with no outstanding conditions.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Detail Site Plan
2. Landscape Plan
3. Building Elevations & Signage
4. Addition Overview & Renderings