

Zoning Request Justification Letter

Subject: Request to Amend Allowed Uses – Mixed-Use Building (Ground Floor 2279 sqft of Commercial Space)

To the Planning & Zoning Commission and City Council of Coppell:

I am the owner of a two-story 10,215 sqft, mixed-use building located in Coppell, Texas, consisting of residential units on the first floor, and approximately 3,200 square feet of commercial space on the ground floor. Of this commercial space, approximately 800 square feet is currently occupied by a bakery, while the remaining 2,300 square feet has been vacant for over two years despite consistent and good-faith leasing efforts. **The vacant space is less than 25% of the total square footage of the property that we are requesting to add additional allowable uses.**

The property is zoned to allow retail and restaurant uses on the ground floor. While these uses align with the City's vision for a pedestrian-oriented environment, market conditions have made it extremely difficult to secure a tenant within these categories. Over the past two years, the space has been actively marketed, including adjustments to rental rates and tenant outreach, yet no viable retail or restaurant tenant has materialized for the remaining space. This includes thousands spent on Marketing Sites such as Crexi, Loopnet, and Co Star, and personal outreach to many restaurants/retailers, and several brokers. **This prolonged vacancy is not only a financial burden but also counterproductive to the City's goal of maintaining vibrant and occupied commercial corridors.** A vacant storefront does not contribute to pedestrian activity, economic vitality, or the overall character of the area.

In light of these conditions, I am respectfully requesting approval to allow limited "neighborhood-serving, low-intensity commercial uses" within the vacant portion of the ground floor space. These uses would include small-scale professional offices and appointment-based medical or service providers such as insurance agencies, real estate offices, wellness clinics, or similar low-impact tenants.

To ensure alignment with the City's goals and preserve the intended character of the area, I am willing to accept reasonable conditions on such uses, including:

- Limiting these uses to the currently vacant 2,300 square feet
- Requiring maintenance of retail-style storefront design, including transparent glass frontage and pedestrian-oriented entrances
- Restricting high-traffic or high-intensity medical uses (such as urgent care facilities)
- Ensuring that all uses are compatible with the existing bakery and surrounding properties

Additionally, similar properties within the same block have been granted flexibility to incorporate office or medical uses, demonstrating that such uses can coexist successfully within the area while maintaining its overall character.

This request is not intended to alter the vision of the district, but rather to provide a practical and balanced solution that allows the property to remain occupied, economically viable, and complementary to the surrounding environment. Allowing limited service-based uses will help activate the space, support existing businesses, and prevent continued vacancy, and unnecessary hardship. Leaving the property vacant is causing severe financial hardship, and lowering the value of the property.

I appreciate your consideration and would welcome the opportunity to work collaboratively with City staff and leadership to arrive at a solution that supports both the City's planning objectives and **the economic sustainability of this property and is consistent with the surrounding area, as evidenced by neighboring approvals.** Filing this space will increase activity, support the existing bakery, and prevent long-term vacancy, which I believe aligns with the City's goals.

Thank you for your time and consideration,

Sincerely,
Diana Ahmad