

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**PD-296R-LI, Samaritan's Purse,
Lot 1R, Block A, Samaritan's Purse Fellowship Addition**

P&Z HEARING DATE: March 19, 2026

C.C. HEARING DATE: April 14, 2026

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

LOCATION: West side of Creekview Drive, approximately 525 feet north of Bethel Road

SIZE OF AREA: Approximately 12.8 acres of property

CURRENT ZONING: PD-296-LI (Planned Development – 296-Light Industrial)

REQUEST: A zoning change request from PD-296-LI (Planned Development-296- Light Industrial) and LI (Light Industrial) to PD-296R-LI (Planned Development-296 Revised- Light Industrial) to add a parking lot south of the existing Planned Development for parking and update the existing Site Plan for a new additional 37,699- square foot 3 story professional office building on approximately 13 acres of land located on the west side of Creekview Drive, approximately 525 feet north of Bethel Road.

APPLICANT: **Owner:**
Samaritans's Purse

Owner:
Fellowship Church

Engineer:
Kimley-Horn & Associates

HISTORY: All of the property was once owned by Fellowship Church. A portion was sold to Samaritan's purse and developed in 2018 as their office warehouse.

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

TRANSPORTATION: Creekview Drive is two lane road within a 60-ft right-of-way.

SURROUNDING LAND USE & ZONING:
North: Fellowship Church Parking Lot; LI
South: Office Warehouse; LI
East: Office Warehouse; LI
West: City of Grapevine – Office Warehouse

COMPREHENSIVE PLAN: The *Amended Coppel 2030 Comprehensive Master Plan* shows this property as Industrial Special District.

DISCUSSION:

Detail Site Plan

This is an expansion of the Samaritan’s Purse site. There are two main changes, the first being the addition of a new three-story building to the northern portion of the lot. The location of the new building necessitated the elimination of some existing parking spaces and the relocation of the fire lane. The new building’s first floor will contain a large breakroom, an area for staff devotions for 70 and guest training. The second floor will house their 30 Information Technology (IT) staff and the third floor is for future growth. In order to accommodate the new building and the parking associated with it and the parking that was lost to the new building footprint, a new parking lot area will be constructed south of the existing lot. The new parking lot is the second main change. They are platting some land to the south to accommodate the required parking. In total they are removing 60 existing spaces and adding back 176 spaces for a grand total of 399 spaces on site.

Building Elevations and Signage

The new three-story building will be just under 46-ft in height. The elevations show that the majority of the building will be brick with a small portion of it to be stucco. There are three brick colors proposed – Aspen White Smooth, Belgian Grey Smooth and Charcoal Klaycoat. The stucco will be a peppercorn color. An aluminum canopy and sunscreen will be on the front of the building. In terms of building signage, they are working on it. The one shown on the elevations is for illustrative purposes only. Any proposed building signage will need to conform to City requirements. An outdoor patio area with a pergola is also proposed between the new and existing building for the employees.

Landscape Plans & Tree Mitigation

The Landscape Plans provided show that the site meets the minimum area requirements. Staff will be working with the applicant for tree placement along Creekview Drive, since there is a major gas easement that runs parallel to the street. Staff is requesting a condition that would allow staff to administratively approve any landscaping changes to the easement area. They are proposing 44 overstorey trees and 19-accent trees in the parking area and outdoor patio area.

The new parking area will require the existing trees to be removed. The mitigation fees for the removal of these trees is approximately \$182,730.00. The applicant is requesting that the fees for the tree mitigation be waived. In addition to this there is a tree that is 40.3” and it’s removal requires City Council approval. The tree survey lists that tree as declining in health. Prior request for a waiver of the tree mitigation fees for the initial development was not approved.

RECOMMENDATION:

Staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat is required to be approved prior to engineering review and recorded prior to building permit.
3. If tree mitigation fees are not waived, that the mitigation fees be paid prior to plat recordation.
4. Allow staff to administratively approve any changes related to the landscaping in the 30-ft gas easement.
5. All signage must comply with City ordinances.
6. A downstream drainage analysis will be required in order to determine whether stormwater detention is needed.

ALTERNATIVES:

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. Site Plan
2. Tree Mitigation, Landscape and Pergola Plan
3. Building Elevations