

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Samaritans Purse Fellowship Addition, Lot 1, Block A**

**P&Z HEARING DATE:** November 15, 2018

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

**LOCATION:** Northwest Quadrant of Bethel Road and Creekview Drive.

**SIZE OF AREA:** 10.683 acres of property

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

**REQUEST:** A Minor Plat to establish a lot with the necessary easements for the proposed Planned Development of an 85,000 square foot office warehouse building for Samaritan's Purse (PD-296-LI).

**APPLICANT:**

Owner:	Engineer:
Samaritan's Purse	David Bond
P.O. Box 3000	Spiars Engineering
Boone, North Carolina	765 Custer Road, Suite 100
28607	Plano, Texas 75057
	972-422-0077
	<a href="mailto:David.Bond@spiarsengineering.com">David.Bond@spiarsengineering.com</a>

**HISTORY:** This property was originally part of two larger tracts that is located on the city limit line between Coppell and Grapevine. The Fellowship Church retained the western portion of the tracts which are contiguous with the church's other properties and is also floodway. The property to the south is also owned by Fellowship Church and is a gas well site.

**HISTORIC COMMENT:** There is no historical significance attached to this property.

**TRANSPORTATION:** Creekview Drive is a two-lane undivided road (C2U) generally built with 60 feet of right-of-way.

**SURROUNDING LAND USE & ZONING:**

North – Floodway; Light Industrial
South – Gas Drilling Pad Site: Light Industrial
East - Office/Warehouse; Light Industrial
West – Floodway; Light Industrial

**COMPREHENSIVE PLAN:**

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

**DISCUSSION:**

A Site Plan for this property is a companion item on this agenda. The site plan is for an 85,000 square foot office/warehouse building for Samaritan's Purse. This plat creates a lot that extends the fire lane around the proposed building and establishes the necessary easements to support this proposed development.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending approval subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.
2. Label the creek to the west of this site
3. Label the access easement from the parking lot to the creek
4. Call out private versus public easements
5. Label 20'ft erosion hazard setback
6. Label all iron rods

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

**ATTACHMENTS:**

1. Minor Plat