

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**CASE NO.: Special Use Permit–1271-Light Industrial (S-1271-LI) &
Industrial Special District Future Land Use Plan Amendment**

P&Z HEARING DATE: February 19, 2026

C.C. HEARING DATE: March 10, 2026

STAFF REP.: Matthew S. Steer, AICP

LOCATION: North side of East Belt Line Road, north of the DART right of way, approximately 1,200 feet west of the City limit line.

SIZE OF AREA: 4.47 acres

CURRENT ZONING: LI (Light Industrial)

REQUEST: A zoning change request to S-1271-LI, a special use permit to allow a concrete batch plant for a duration of 5 years and an amendment to the future land use map from Urban Residential Neighborhood to Industrial Special District.

APPLICANT: Estrada Ready Mix Concrete, LLC
Phil Flink & Steve Maglisceau

HISTORY: In 2011, this property was shown in the 2030 Coppell Comprehensive Master Plan as Urban Residential Neighborhood.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: East Belt Line Road is a six-lane divided thoroughfare, built within 130 feet of right-of-way. The DART railroad is contained within 100 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

North- Riverchase golf course; Planned Development-230-Office

South – Railroad; Light Industrial

East – Salvage yard; Light Industrial

West – Salvage yard and material storage; Light Industrial

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this area suitable for Urban Residential Neighborhood. Allowable uses include townhomes, apartment/condominium buildings, small-lot single-family attached and detached dwellings and ancillary, and small-scale commercial uses that serve the residents of the neighborhood.

DISCUSSION:

This is a two part request. Part one is to approve the Special Use Permit (SUP) request to allow for a concrete batch plant. The second part is to amend the future land use plan to allow for Industrial Special District in lieu of the current Urban Residential Neighborhood designation.

This is a special use permit request to allow a concrete batch plant for a duration of five years. Special Use Permits (SUPs) are required for a batch plant that is planned to operate for more than 6 months, which is what is being requested.

The Light Industrial Zoning District is the highest as it relates to the intensity of land uses allowed in Coppell. Even within that district, certain uses require a Special Use Permit. The SUP gives Council discretion on whether to allow certain uses in specific areas.

As submitted, the proposed Site Plan, Tree Survey, Landscape Plan and Elevations are incomplete and do not comply with the *Zoning Ordinance*. The Site Plan does not have the 24' fire lane easement shown. The Landscape Plan and Tree Survey are not signed/sealed by a Landscape Architect and do not correctly identify the trees and shrubs being planted. The shrubs should be planted around all vehicular use areas. The elevations/details do not include a screening wall for the material storage area, nor is one shown on the site plan.

The property does not comply with the *Subdivision Ordinance* which requires all properties to have public road frontage and have utilities. It appears this property has been bought and sold without being platted which should not have happened. Prior to any permit being issued for this property, a plat will be required. Staff recommended the applicant bring a plat concurrent with the request in order to resolve the deficiencies. The plat proposal was withdrawn after it was determined that there was not going to be sufficient time to prepare it for the Planning and Zoning Commission package.

Staff did not receive a preliminary drainage plan until February 12th. The submittal was incomplete at that time preliminary utility and drainage plan should have been submitted on January 21st. The survey of offsite easement that was requested is inadequate. It shows the access easement overlaid on a base aerial image that is not appropriate to make a determination of true boundaries of the infrastructure.

Staff is recommending the SUP and the proposed future land use plan amendment from Urban Residential Neighborhood to Industrial Special District be denied. Staff's recommendation of denial is based not only on this being an incomplete submittal that the applicant insisted be brought before the Planning and Zoning Commission despite adequate staff review time, but also because this proposal does not align with the long-term goals of the Community. The high intensity of the use does not match the 2030 Coppell Comprehensive Master Plan that calls for redevelopment of the area to Urban Residential Neighborhood. The Riverchase golf course directly abuts this site, and The Oaks Riverchase Apartments are within 1,000 feet. Seeing this area be redeveloped with compatible uses, as outlined in the Urban Residential Neighborhood Future Land Use, was the vision that was established in the 2030 Comprehensive Plan.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending DENIAL of an amendment to the future land use map as well as the proposed rezoning request to Special Use Permit-1271-Light Industrial. If the Commission recommends approval, the following conditions are recommended:

1. The property be platted and waiver to the public road frontage and utility requirement of the *Subdivision Ordinance* be obtained.
2. A 24' fire lane/mutual access easement be obtained and constructed across the neighboring properties giving proper access to a public road.
3. Due to the drastic changes in the proposal since the original resubmittal, Staff has not had time to adequately review the plans; therefore, any significant change will require an amendment to the Special Use Permit.
4. Any work within the floodplain limits would need to comply with the relevant floodplain management requirement.
5. There may be additional comments at time of Building Permit and Detail Engineering review.

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. Landscape Plan
3. Tree Survey
4. Elevations
5. 20' Access Easement
6. Access Easement Exhibit
7. Preliminary Drainage Plan