

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**CASE NO.: Special Use Permit–1270-Light Industrial (S-1270-LI) &
Industrial Special District Land Use Plan Amendment**

P&Z HEARING DATE: November 20, 2025

C.C. HEARING DATE: December 9, 2025

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-1270-LI, a special use permit to allow a concrete batch plant and land use amendment from Urban Residential Neighborhood to Industrial Special District.

APPLICANT:	Estrada Ready Mix Concrete, LLC	DHR Engineering, Inc
	Phil Flink	David Recht
	Coppell, Texas 75019	511 E John Carpenter FWY, STE 500 Irving, Texas 75062

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 special use permit request for a concrete batch plant. Special Use Permits (SUPs) are required for a batch plant that is planned to operate more than 6 months, which is what is being requested. Staff asked the applicant for a specific length of time that was being requested with this application and was advised that the length of time was dependent on however long they could get one approved.

The Light Industrial Zoning District is the highest as it relates to the intensity of land uses allowed in Coppel. Even within that district, one more layer of protection, the Special Use Permit, gives Council more discretion in whether to allow the greater intensity types of uses.

As proposed, the Site Plan, Tree Survey, Landscape Plan and Elevations would comply with the *Zoning Ordinance* requirements if the use were allowed by right. However, the property does not comply with the *Subdivision Ordinance* which requires all properties to have public road frontage. 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 and the access sorted out.

Staff is recommending the SUP and the proposed future land use plan amendment from Urban Residential Neighborhood to Industrial Special District be denied. This is based on the high intensity of the use and the fact it does not match the 2030 Coppel 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 property and the surrounding properties be redeveloped with uses allowed within the Urban Residential Neighborhood was the vision that was established in the Comprehensive Plan. This proposal does not match that vision.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending DENIAL of the future land use amendment and the rezoning request to Special Use Permit-1270-Light Industrial. If the Commission recommends approval, the following conditions are recommended:

1. The property be platted and waiver to the public road frontage 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. Complete construction plans have not been reviewed. Detailed engineering review to occur at time of engineering permit submittal.
4. The proposed water line location which has not been reviewed in detail and may or may not be feasible.
 - At a minimum, the east-west water line north of the railroad tracks will need to be located outside of the railroad right-of-way, and the water lines crossing the railroad must be in casing pipe the full width of the railroad right-of-way.
5. The northern fire hydrant exceeds 150 ft dead end.
6. The private domestic water system as shown would only require one point of connection to the proposed public water system loop, with one meter adjacent to proposed public line. Looped system only required for fire service.

7. TRA sewer line is not shown in the correct location. Line is located on the southern portion of the subject property.
8. Any work within the floodplain limits would need to comply with the relevant floodplain management requirements

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. Easement Agreements