CITY OF COPPELL
PLANNING DEPARTMENT

STAFF REPORT

Gateway Business Park No. 2, Lot 2R, Block A
(Fulgent Therapeutics) Replat

P&Z HEARING DATE: August 21, 2025

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: 1111 S. Freeport Parkway

SIZE OF AREA: 6.83 acres of property

CURRENT ZONING: LI (Light Industrial) & HC (Highway Commercial)

REQUEST: A replat to revise the current plat and associated easements and fire lane configuration.

APPLICANT:

Owner:	Engineer:
Fulgent Therapeutics LLC	Triangle Engineering, LLC
4399 Santa Anita Ave	1782 W McDermott Dr
El Monte, California 91731	Allen, Texas 75013

HISTORY: This property has split zoning, Light Industrial (LI) and Highway Commercial. It was formerly occupied by Avaya and currently by Fulgent Therapeutics.

TRANSPORTATION: South Freeport Parkway is a four-lane divided thoroughfare built within an 80-foot right-of-way. IH-635 (LBJ Freeway) is a six-lane divided freeway built within a variable width right-of-way.

SURROUNDING LAND USE & ZONING:
North – Grapevine Creek & Office Warehouse; PD-290-LI (Planned Development-290- Light Industrial)
South –Vacant Land; HC (Highway Commercial) and LI (Light Industrial)
East – Vacant Land; LI (Light Industrial)
West – LBJ Freeway

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this property as Freeway Special District.

DISCUSSION: This plat request is a companion item to the Site Plan. The plat is simply extending the fire lane easement to the west to accommodate the expansion. Staff is in support of the plat and recommends approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:
Staff is recommending approval of Gateway Business Park No. 2, Lot 2R, Block A (Fulgent Therapeutics) Replat subject to the following conditions:
1. Additional comments may be generated upon detail engineering permit reviews.

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

ATTACHMENTS:
1. Replat