



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 8, 2025

Reference: Consider approval of an Ordinance amending the Comprehensive Zoning Ordinance and map of the City of Coppel, Texas, as heretofore amended, by granting a change in zoning from HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for a commercial indoor recreational facility Detail Site Plan for a building containing five (5) pickleball courts (13,000-sf) with a speculative restaurant (2,485-sf) and retail space (2,170-sf), totaling 17,655-sf on 1.6 acres of property located on the north side of SH 121, approximately 940 feet west of Denton Tap Road; and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to seek Council approval of an Ordinance for case PD-323-HC, to allow for the operation of an indoor pickleball, restaurant and retail center.

Background:

On February 20, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-323-HC, Coppel Entertainment Plaza (7-0), subject to conditions.

On March 11, 2025, the City Council (7-0) approved the zoning change request with the following conditions.

1. TxDOT will be required to approve the tie-in to their stormwater system.
1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
3. A plat will be required to be filed of record prior to permitting.
4. All attached building signage shall comply with the Sign Section of the Zoning Ordinance.
5. The six-foot screening wall will be required to be constructed prior to the buildings going vertical.
6. Allow for an access point to the Coppel Greens common area, subject to the applicant and the HOA working out an access agreement.
7. Allow for the pickleball facility to be operated 24 hours, 7 days a week.
8. Allow for the restaurant to be operated from 6 a.m. to 12 a.m., 7 days a week.

Benefit to the Community:

This will add a private indoor pickleball venue to Coppell and will provide another restaurant option for residents.

Legal Review:

The City Attorney drafted the Ordinance.

Fiscal Impact:

None.

Recommendation:

The Community Development Department recommends approval of the Ordinance.