



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 10, 2026

Reference: Consider approval of an ordinance to correct a scrivener's error for PD-286R-R a new Detail Planned Development, to allow a detail plan for two retail/restaurant buildings totaling 16,755 sf. on 2.45 acres of property located on the northeast corner of S. Denton Tap Road and the DART R.O.W. and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to ask Council to approve an Ordinance to correct a scrivener's error for case PD-286R-R, which approved a Detail Plan to build two retail/restaurant buildings totaling 16,755 sf. The Ordinance 91500-A-830 was approved in October, 2025. It referenced the zone change from PD-286-R to 289R-R, instead of PD-286-R to PD-286R-R, transposing the 6 to a 9. Public notices for this case were correct. The error was in the ordinance text.

Background:

On August 21, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-286R-R, subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. The plat must be filed required prior to permitting.
3. A tree removal permit is required.
4. PD Conditions:
 - a. All building signage shall comply with City regulations at time of permitting.
 - b. To allow the landscaping as presented.
 - c. To allow patios under 500-sf per building to not require additional parking.
 - d. To allow the metal awnings.

On September 9, 2025, the City Council approved the zoning change request with the same conditions. On October 14, 2025, City Council approved the ordinance for this case which contained a scrivener's error.

Benefit to the Community:

Enhancing the retail and restaurant experiences for Coppell residents.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

No Fiscal impact.

Recommendation:

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

Attachments:

1. Revised Ordinance
2. Original Ordinance – 91500-A-830
3. Exhibit A - Plat
4. Exhibit B – Site Plan
5. Exhibit C – Landscape Plan
6. Exhibit D – Building Elevations