



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 14, 2025

Reference: Consider approval of an ordinance for PD-301R7-HC a new Detail Planned Development revising the current concept plan to allow a 10,540-sf building for retail and restaurant uses with a single drive-through on 1.70 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

This item is presented for Council consideration of an Ordinance for case PD-301R7-HC, to approve a Detail Plan to remove the 2nd drive-through and increases the building size to 10,540-sf.

Background:

On August 21, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-301R7-HC, subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. A replat is required prior to permitting.
3. PD Conditions:
 - a. All building signage shall comply with City regulations at time of permitting.
 - b. Plans for the linear park on the east portion of the site shall require staff approval.
4. All PD Conditions from the Conceptual PD shall apply, unless specifically amended within these plans.

On September 9, 2025, the City Council approved the zoning change request with the same conditions.

Benefit to the Community:

Enhancing the retail and restaurant experiences for Coppell residents.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

None.

Recommendation:

The Community Development Department recommends approval of the ordinance.