



## MEMORANDUM

- To:** Mayor and City Council
- From:** Mindi Hurley, Director of Community Development
- Date:** December 12, 2023
- Reference:** Consider approval of an Ordinance for PD-312-HC, Lovett Coppell Business Park, a zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial Special District on the 13.2 acre office/warehouse portion, and authorizing the Mayor to sign.
- 2040: Create Business and Innovation Nodes**

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### Introduction:

The purpose of this agenda item is to ask City Council to approve an Ordinance for Case PD-312-HC, Lovett Coppell Business Park Concept Plan, Detail Plan and Amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial Special District on a portion of the site.

### Background:

On Thursday, October 19, 2023, the Planning & Zoning Commission (6-0) recommended approval of the three-part request subject to:

1. Additional comments may be generated upon detailed engineering review.
2. On the Landscape Plan for Lot 1, rectify discrepancies between trees shown on the within the chart totals to what is listed as required/provided and what is listed in the plant schedule.
3. Include the wing wall height as 16 feet or greater on the Site Plan and depict on the Elevations for Lot 1.
4. The Proposed PD Conditions Exhibit be modified to include the following conditions:
  - a. Greater than 50% of the required parking shall be allowed in the front yard for the two commercial properties, as shown.
  - b. The proposed materials and colors will remain consistent throughout the PD, as noted on the Conceptual Elevations.

- c. The multi-tenant monument sign shall be allowed to display tenant names throughout the conceptual development, regardless of which lot they are located.
- d. The perimeter trees for Lot 1 shall be allowed to be as shown on the Detail Landscape Plan for Lot 1 due to the retaining wall on the north and east perimeters.
- 5. Ensure the chart on the Concept and Detail Site Plans correctly reflect the Proposed PD Conditions Exhibit, as modified.
- 6. Remove “cellular antenna” from the Distribution Center Definition.

After the Planning and Zoning Commission meeting, prior to the City Council meeting, the conditions were addressed.

On November 14, 2023, the City Council (7-0) approved the request subject to the following conditions:

- 1. The property be platted in accordance with the Subdivision Ordinance and regulations.
- 2. The conditions as outlined in the Proposed PD Conditions Exhibit.
- 3. The retention pond and trail as depicted the Detail Site Plan be constructed and maintained with the development of the Office/Warehouse on Lot 1.
- 4. The fire lane/mutual access drives and their associated perimeter landscaping be constructed on the west side of Lot 2 and the east side of Lot 3 concurrent with the construction of Lot 1, as depicted on the Concept Plan (Lots 1-3) and the Landscape Plan.
- 5. Additional comments may be generated upon detailed engineering review.
- 6. Staff shall be given the authority to administratively approve changes to the Landscape Plan.
- 7. The screening of the roof mounted equipment on Lots 1-3 shall be required from all sides except the north.

**Legal Review:**

The City Attorney has reviewed the proposed ordinance.

**Fiscal Impact:**

This will generate additional sales tax and business personal property tax.

**Recommendation:**

The Community Development department recommends approval of the Ordinance and authorizing the Mayor to sign.

**Attachments:**

- 1. Ordinance
- 2. Exhibit A – Legal Description
- 3. Exhibit B – 2030 Comprehensive Master Plan Change
- 4. Exhibit C – Concept Plan (Lots 1-3)
- 5. Exhibit D - Detail Site Plan (Lot 1)
- 6. Exhibit E - Landscape Plan
- 7. Exhibit F - Tree Preservation Plan
- 8. Exhibit G - Elevations & Renderings - Detail Office-Warehouse Lot 1
- 9. Exhibit H - Elevations - Conceptual Office Lot 2
- 10. Exhibit I - Elevations - Conceptual Office/Retail Lot 3
- 11. Exhibit J - Color Renderings