



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 11, 2025

Reference: PUBLIC HEARING: Consider approval of PD-323-HC, Coppell Entertainment Plaza, Lot 1, Block A, a zoning change request from HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for a 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 State Highway 121, approximately 940 feet west of N Denton Tap Road, being developed by Coppell PKB LLC, and being represented by Lindsey Mayer, Dynamic Engineering Consultants, PC.

2040: Create Business and Innovation Nodes

Introduction:

This request is to construct a new 17,655-sf building with five pickleball courts, a speculative restaurant and speculative retail space. The indoor sports/recreation use would typically require a Special Use Permit; however, this use can be allowed with a Planned Development District as well.

Background:

The site has four shared mutual access/fire lanes connecting it to the east and west properties. There are 66 parking spaces required, and 73 parking spaces proposed. The current layout of the building is depicted in the attached floor plan. A six-foot masonry screening wall is proposed to be constructed on the north property line, adjacent to the Coppell Greens residential subdivision. There is a detention area west of the proposed building connecting to the TXDOT drainage system. TxDOT approval is listed as a condition of staff's recommendation. The Landscape Plan is compliant with the total landscape area requirements of the Landscape Section of the Zoning Ordinance. The Ordinance allows for up to 5% of the total required landscape area to be enhanced pavement. The plan exceeds the minimum 30% requirement with 25% landscape area and 8% enhanced paving.

Six protected trees are proposed to be removed onsite and one protected tree is proposed to be preserved. There are three offsite trees to the west that are also proposed to be removed for drainage improvements. There are 40 three-inch caliper overstory trees required. The applicant is meeting this requirement with a mix of overstory and accent trees proposed to be planted along with the existing tree at the northwest corner.

The proposed metal building will be clad with brick and stone. The height was increased from 23' to

29.5' since the Planning and Zoning Commission meeting. This still falls well within the allowable 70' height of the Highway Commercial base zoning. The materials and colors have changed slightly since the Planning and Zoning Commission Meeting. Originally, it was proposed to have a grey stucco and stone. It now has red brick and stone materials similar to the adjacent fitness and office buildings. A grey metal roof and grey metal canopies are proposed. A Photometric Study and Lighting Plan was submitted and is compliant with the provisions of the Zoning Ordinance. This information will also be reviewed at the time of Building Permit. All signage for the site will be required to comply with ordinance requirements.

Benefit to the Community:

This item provides additional pickleball courts to the area and will add more retail and restaurant options for residents.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

This will generate additional sales tax revenue.

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of PD-323-HC, Coppell Entertainment Plaza (7-0), subject to the following conditions:

1. TxDOT will be required to approve the tie-in to their stormwater system.
2. 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 Coppell Greens common area, subject to the applicant and the HOA working out an access agreement.

ATTACHMENTS:

1. PZ Staff Report
2. Site Plan
3. Landscape Plan & Tree Survey
4. Elevations, Details & Rendering
5. Floor Plan
6. Photometric Plan