



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** December 13, 2022

**Reference:** Public Hearing: Consider approval of PD-250R27-H, Main Street Old Town, a zoning change request from PD-250R8-H (Planned Development 250 Revision 8- Historic) to PD-250R27-H (Planned Development 250-Revision 27- Historic) to add this property to the conceptual Planned Development for the Old Town/Main Street Project; creating 7 additional lots (three (3) mixed-use office/residential, two (2) mixed-use retail/residential, one (1) retail building and one (1) common parking lot), on 0.946 acres of land located the southwest corner of Main Street and W. Bethel Road.

### **2040: Create Business & Innovation Nodes**

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#### **Introduction:**

The property has been for sale for some time and the prospective buyer/developer is planning to build six mixed-use buildings on the site and a common parking area. The development of the site in this manner will necessitate the removal of the two existing buildings on the site. While the buildings are noted in the Historic Resource Survey, they are not listed on the State or Federal registries for historic buildings.

#### **Background:**

The property under discussion for this zoning request is the 0.946-acre lot located at the end of the southwest corner of W. Bethel Road and Main Street. On November 17, 2022, the Planning and Zoning Commission recommended APPROVAL (5-1) of PD-250R27-H, subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. Final Plat is required and cannot be filed until buildings have been removed and zoning is approved.
3. Tree removal permit will be required prior to construction.
4. Update the quantity of proposed plants on the landscape plans.
5. Coordinate with Parks Department for the removal of offsite trees and relocation of irrigation south of Lot 7X to allow for access via the City's parking lot.
6. Lot 7X, Block A, Main Street Old Town Addition shall only be used for parking.
7. Lot 7X, Block A, Main Street Old Town Addition will not have street frontage, but will be accessible via an access easement which will be required between Lot 7X, Block A, Main Street Old Town Addition and the City of Coppell.
8. Existing 15 parking spaces on Main Street in front of this development shall be counted for this development on the condition that this development becomes part of the Old Town POA.
9. Existing 28 parking spaces in the "Old Town" area shall be counted towards this development on the condition that this development becomes part of the Old Town POA.
10. The POA shall be responsible for maintenance of the common area, proposed Lot 7X, Block A, Main Street Old Town Addition, and all landscaping.
11. All signage must comply with H District ordinance requirements.
12. Building 3 will not have any residential uses but may have a commercial occupancy on the second floor.
13. Maximum building height shall not exceed 35-ft above finished floor.

14. The POA shall maintain all amenities including benches, trash receptacles, bicycle racks, sidewalk easements between buildings, etc.
15. The POA shall maintain the private drainage easement.
16. Submit a letter from the Old Town Main Street POA stating that they will accept this development into their POA and all of the responsibilities and conditions stated above.
17. Demolition or removal of the buildings shall require City Council Consideration.

**Benefit to the Community:**

This will give additional office, retail and dwelling opportunities to the residents of Coppel.

**Legal Review:**

Yes

**Fiscal Impact:**

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

**Recommendation:**

The Planning and Zoning Commission recommended APPROVAL of the PD request subject to staff conditions listed above and added condition #17.

**Attachments:**

1. PZ Staff Report
2. Detail Site Plan
3. Landscape Plan
4. Elevations, Rendering & Material Board
5. Parking Plan
6. Historic Society Survey Sheets