



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** September 9, 2025

**Reference:** Public Hearing: Consider approval of PD-286R-R, a zoning change request from PD-286-R to PD-286R-R a new Detail Planned Development revising the current Planned Development-286-Retail, 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.

**2040: Create Business and Innovation Nodes**

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### Introduction:

In 2017, a PD was approved to allow for two retail buildings and associated parking on this irregularly shaped property. This revised request for the Pecan Creek Addition is slightly modifying the shape of the buildings, but the uses will remain as retail and restaurant with one outdoor patio. There are many easements on the property that limit the size and location of where buildings and parking can be placed. There is a floodplain to the rear of the site, an erosion hazard setback, a drainage easement and a 20-ft sanitary sewer easement that all exist on the rear side of the property.

### Background:

This property has been zoned for retail uses for over 40 years. The site backs up to a sloped area with a creek and floodplain. The site can be accessed by three proposed driveways onto Denton Tap Road, with one in the center that is at a median opening. Both buildings are proposed to have retail and restaurant uses, with the northern building also having a small outdoor patio area. The parking is located behind the buildings. The northernmost building is proposed to be approximately 10,206-sf and the southernmost building is proposed to be approximately 6,549-sf. There is a retaining wall proposed along the southern rear portion of the lot. A masonry screening wall will be constructed on top of the retaining wall, satisfying the screening requirement between commercial and the residential to the east. The buildings face Denton Tap Road and the main entrance will be from the backside of the building. Both the east and west sides of the building will mirror one another. The overall site is approximately 20% landscaped.

### Benefit to the Community:

This development will enhance the retail and restaurant experiences for Coppel residents.

**Legal Review:**

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

**Fiscal Impact:**

N/A

**Recommendation:**

The Planning and Zoning Commission (6-0) recommended APPROVAL of the request 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.

**ATTACHMENTS:**

1. PZ Staff Report
2. Detail Site Plan
3. Landscape Plan
4. Building Elevations