



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-286R-R a new Detail Planned Development, 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. 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-286R-R, to approve a Detail Plan to build two retail/restaurant buildings totaling 16,755 sf.

Background:

On August 21, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-286R-R, 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.

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.