



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 9, 2025

Reference: Public Hearing: Consider approval of PD-301R7-HC, a zoning change request from PD-301R5-HC to PD-301R7-HC a new Detail Planned Development revising the current concept plan to allow a 10,540-sf building for retail and restaurant uses with a single drive-through on 1.70 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppell, LLC, being represented by Kirkman Engineering, LLC.

2040: **Create Business and Innovation Nodes**

Introduction:

This request removes the 2nd drive-through and increases the building size to 10,540-sf.

Background:

The increase in building size is what necessitates the PD zoning request. This has also required the addition of parking spaces to the rear of the site. The fire riser room has also been relocated outside of the main leasable area, to the rear of the building. Access to this lot is from a driveway on S. Belt Line Road as well as internal access easements running throughout the site. The design elements for the building remain the same as previously approved. The overall concept plan has common design elements, colors and materials. Modifications have been made to the previously approved Landscape Plan to adjust to the property line changes. This lot also includes a portion of the enhanced linear park area on the east side that was approved with the overall conceptual plan for the entire property.

Benefit to the Community:

Enhancing the retail and restaurant experiences for Coppell residents.

Legal Review:

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

Fiscal Impact:

N/A

Recommendation:

The Community Development department is recommending approval of this request.

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. A replat is required prior to permitting.
3. PD Conditions:
 - a. All building signage shall comply with City regulations at time of permitting.
 - b. Plans for the linear park on the east portion of the site shall require staff approval.
4. All PD Conditions from the Conceptual PD shall apply, unless specifically amended within these plans.

ATTACHMENTS:

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