



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** July 9, 2024

**Reference:** Consider approval of an Ordinance for PD-297R2-LI, a zoning change request from PD-297R-LI, for a new Detail Site Plan to add a canopy structure with an attached sign within the required front yard setback and to add a monument sign, a canopy at the northern entry, and mechanical equipment for an office warehouse building, on 9.01 acres of property, located at 1010 W. Sandy Lake Rd, and authorizing the Mayor to sign.

**2040:** Create Business and Innovation Nodes

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### Introduction:

The purpose of this agenda item is to ask City Council to approve an Ordinance for case PD-297R2-LI, Welbilt.

### Background:

On May 17, 2024, the Planning and Zoning Commission unanimously recommended APPROVAL of PD-297R2-LI, subject to PD conditions. City Council approved the zone change request (6-0) on June 11, 2024, with the same PD conditions, listed below:

1. The Front Yard Setback on W Sandy Lake shall be reduced to 34' at proposed porte-cochere at the southwest building entry.
2. Attached signage shall be allowed on porte-cochere.

### Benefit to the Community:

This will enhance the entry to the building and the aesthetics of the entry to the city.

### Legal Review:

The City Attorney reviewed the ordinance.

### Fiscal Impact:

Welbilt generates tax revenue and brings in clients to Coppell.

**Recommendation:**

The Planning Department recommends approval of this ordinance and authorizing the Mayor to sign.

**Attachments:**

1. Ordinance
2. Exhibit A - Site Plan
3. Exhibit B - Landscape Plan
4. Exhibit C - Monument Sign Details
5. Exhibit D - Elevations
6. Exhibit E - Renderings