



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 14, 2021

Reference: Consider approval of an Ordinance for PD-297R-HC/LI (Planned Development-297Revised-Highway Commercial/Light Industrial), to establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.58 acres of property and a Detail Site Plan for two Hotels (Home2Suites and a Marriott Element), on approximately 6.01 acres of land, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan from Freeway Special District to Industrial Special District on the 9.01 acre portion, located at the northeast corner of Sandy Lake Road and SH 121; and authorizing the Mayor to sign.

2040: Create Business & Innovation Nodes

Executive Summary:

This is a three-part request:

- Part one is to establish a new **Concept Site Plan** for two hotels, an office warehouse and a flex commercial building for office or retail on 16.57 acres of property.
- Part two is a **Detail Site Plan** for two hotels on approximately 6 acres and a Detail Site Plan for an office/warehouse building on approximately 9 acres.
- The third part is also associated with the office/warehouse component, which requires a change to the **Future Land Use Map** from Freeway Special District to Industrial Special District. The request before you will leave approximately half of the property HC and rezone approximately half of the property back to Light Industrial (LI). The portion to the east proposed, for the office warehouse, is requesting to be rezoned to LI.

Introduction:

This is a new Concept Plan proposed for the site and is proposed to contain two hotels, an office warehouse and a future commercial building. A Detail Site Plan for three of the four lots are also part of this request. The office warehouse is proposed for the first phase of development, to be constructed on the eastern portion of the site, adjacent to another Light Industrial property currently housing an Amazon office warehouse facility. The two hotels previously proposed to be located on the eastern portion of the site will now be located on the western corner and center portion of the site and are phases 2 and 3. The fourth lot located at the northern point of the site is a future commercial building, zoned HC and no tenant is currently proposed for this lot. In keeping with the Freeway Special District, a focal point will be provided on the industrial lot at the main entry (north/south driveway at Royal Lane and Sandy Lake Road). The developer is providing an art piece in the shape of an hour glass that will be approximately

9 feet in height and placed on a raised platform. An internal gold light piece that will act as “sand” trickling down the hourglass.

A Traffic Impact Analysis has been submitted for this property and the existing street at the intersection of Sandy Lake Road and Royal Lane will be modified to accommodate a new lane and will include a new traffic signal pole for the southbound direction and pedestrian signals for all legs. This will be constructed with the first phase of construction, the office/warehouse building.

Included in this Concept Plan is a request for one 40-foot tall, 800 square foot multi-tenant pylon sign, proposed to be illuminated from below by ground mounted lights. The sign will have four areas for signage, one for each of the four lots. The sign is proposed to be located on the SH 121 frontage on the hotel lot.

Analysis:

On October 21, 2021, the Planning and Zoning Commission recommended APPROVAL (6-1).

On November 9, 2021, the City Council approved PD-297R-HC/LI with conditions.

1. Concept Plan Conditions:
 - a. A Detail Site Plan in compliance with the concept plan and city ordinance can be administratively approved by the Director of Community Development.
 - b. Approve the land use amendment for the 9 acres to Industrial Special District.
2. Detail Site Plans:
 - a. The property will be platted into 4 lots and create the building sites, easements and fire lanes prior to any building permits being issued.
 - b. There shall be a coherent architectural theme and consistent sign package for attached signs for Lots 2 and 3.
 - c. The Royal Lane/Sandy Lake Road intersection improvements shall be included in the Lot 1 and Lot 4 infrastructure plans and constructed by the owner/developer prior to or concurrent with issuance of a building permit for the first building.
 - d. The existing signal at the intersection of Sandy Lake Road and Royal Lane shall be modified to accommodate the new southbound leg. This will include a new traffic signal pole for the southbound directions and pedestrian signals for all legs.
 - e. Final northbound Royal Lane configuration subject to current TIA requirements and any other TIA requirement.
 - f. Provide for one 40-ft tall sign on Lot 2 as shown and provide for off-premise signage for all four lots as shown.
 - g. Building elevations for each lot to be approved as presented.
 - h. Irrigation plans to be submitted during the permit process.
 - i. Site lighting shall meet City of Coppell requirements.
 - j. A POA is required for the two hotel sites and a separate POA is required for the commercial and industrial sites. These POA's must be reviewed by the City and be in place prior to filing the plat.
 - l. To allow for a one parking space deficit for the Element Hotel.
 - m. To allow for more than 50% parking in the front yard as shown on the plans

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Future Land Use Map
4. Exhibit C - Concept Plan & Phasing Plan
5. Exhibit D - Detail Site Plans
6. Exhibit E - Landscape Plans
7. Exhibit F -Tree Survey Plans
8. Exhibit G – PH I Office/Warehouse Elevations & Monument Sign
9. Exhibit H – PH II Hotel Elevations and Floor Plans
10. Exhibit I – PH III Hotel Elevations and Floor Plans
11. Exhibit J - 40-foot Multi-Tenant Sign & Hotel Monument Sign
12. Exhibit K - Focal Point Art Piece