



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** February 14, 2023

**Reference:** Consider approval of an Ordinance for PD-301R3-HC, Victory at Coppell, a zoning change request from PD-301R2-HC (Planned Development 301 Revision 2- Highway Commercial) to PD-301R3-HC (Planned Development 301-Revision 3- Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, and daycare on 10 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 12,510-sf multi-tenant building with restaurant and retail uses on Lot 3, Block A, on approximately 1.89 acres; a Detail Site Plan for a 10,990-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 1.72 acres; a Detail Site Plan for a 7,530-sf building with medical and retail uses on Lot 9, Block A, on approximately 0.97 acres; and a Detail Site Plan for a 4,900-sf multi-tenant building with restaurant and retail uses on Lot 10, Block A, on approximately 1.18 acres located at the southeast quadrant of S. Belt Line Road and Dividend Drive and authorizing the Mayor to sign.

**2040:** Create Business and Innovation Nodes

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### Introduction:

This item is to approve a newly revised concept plan, which still identifies a variety of retail, restaurants, and a medical office building; however, some of these buildings have expanded in size, necessitating a revision to the Concept Plan, including the removal of the banquet center. The proposed changes are a result of actual tenants, specifically restaurants needing more building space than originally proposed.

### Background:

On December 15, 2022, the Planning and Zoning Commission recommended APPROVAL (6-0) of PD-301R3-HC, subject to the same previous conditions, less (k). City Council approved the zone change request on January 10, 2023:

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required prior to permitting for each of the Detail Plans.
3. The TIA will need to be updated to reflect the proposed building expansions.
4. A right turn lane be constructed on S. Belt Line Road with this project.
5. Revise the landscape plans and calculations to reflect changes prior to City Council.
6. PD Conditions:
  - a. All signage shall comply with City regulations.
  - b. Plans for the linear park shall require staff approval.
  - c. The focal point artwork shall require staff approval and shall be in place prior to the issuance of a CO for the buildings at the rear of the property.
  - d. A P.O.A. shall be required prior to the filing of the final plat.
  - e. A Detailed Site Plan shall be required for the development of any of the lots.

- f. A Tree Survey and tree mitigation, if any, shall be required at the time of Detail Planned Development.
- g. Daycare shall be allowed and shall not require a circular drive.
- h. Parking shall be allowed in the front yard as shown.
- i. Restaurants with drive throughs shall be allowed as shown on the concept plan.
- j. To allow the monument signs as presented.
- k. ~~To allow a banquet hall.~~

**Benefit to the Community:**

This project will expand and enhance the community's access to shopping, restaurants, medical services, daycare, and offices by offering these services on the 16 + acres of development. These services and amenities will be spread over 10 lots and will also have access to a linear park that will be amenitized with benches and art to give the shopper a more pleasant experience.

**Legal Review:**

The City Attorney reviewed the ordinance.

**Fiscal Impact:**

This will generate additional sales tax and business personal property tax.

**Recommendation:**

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

**Attachments:**

- 1. Ordinance
- 2. Exhibit A – Legal Description
- 3. Exhibit B - Revised Concept Site Plan
- 4. Exhibit C - Overall Landscape Plan
- 5. Exhibit D - Phase 1 Paving Plan
- 6. Exhibit E - Lot 3 Detail Site Plan, Landscape Plan and Elevation
- 7. Exhibit F - Lot 4 Detail Site Plan, Landscape Plan and Elevation
- 8. Exhibit G - Lot 9 Detail Site Plan, Landscape Plan and Elevation
- 9. Exhibit H - Lot 10 Detail Site Plan, Landscape Plan and Elevation