



## 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-299R-C, a zoning change request from PD-299-C (Planned Development-299 - Commercial) to PD-299R-C (Planned Development-299 Revised-Commercial) to revise the Planned Development to allow for three office/retail buildings on approximately 2.7 acres of property located on the northeast corner of N. Coppel Road and SH 121; and authorizing the Mayor to sign.

**2040: Create Business and Innovation Nodes**

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### Introduction:

This agenda item is for Council consideration of an ordinance approving a zoning change to allow for three office/retail buildings on approximately 2.7 acres of property located on the northeast corner of N. Coppel Road and SH 121. In 2019, the original plan to build a storage facility with retail space did not materialize and the property was sold. The current owner/developer has plans to construct three office/retail buildings on-site. Each building is proposed to be two-stories and 9,000-sf. with an overall 23,000-sf for office and 4,000-sf for retail.

### Background:

On December 15, 2022, the Planning and Zoning Commission recommended APPROVAL (6-0) of PD-299R-C. On January 10, 2023, City Council approved the zone change request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A Final Plat is required and cannot be filed until zoning is approved.
3. Tree removal permit and tree mitigation fees will be required prior to construction.
4. Update the plans to list the PD conditions:
  - a. Allow for the buildings and parking to be located as shown on the Site Plan.
  - b. Allow the masonry screening wall to end as shown.
  - c. Building signage must conform with City Sign ordinances.

### Benefit to the Community:

This will give additional office and retail opportunities to the residents of Coppel.

### 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 – Detail Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D - Building Elevations
6. Exhibit E – Monument Signage and Trash Enclosure