



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** May 9, 2023

**Reference:** Consider approval of an ordinance for PD-250R28-H, Main Street Old Town, a zoning change request from H (Historic) to PD-250R28-H (Planned Development 250-Revision 28- Historic) to add this property to the conceptual Planned Development for the Main Street Old Town Project; creating seven (7) lots with six (6) proposed two-story buildings (two (2) mixed-use professional office & residential, one (1) mixed-use medical office/retail/restaurant and residential, two (2) mixed-use retail/restaurant and residential, one (1) retail/restaurant) and a common parking lot on 0.946 acres of land located on the southwest corner of Main Street and W. Bethel Road and authorizing the Mayor to sign.

### **2040: Create Business and Innovation Nodes**

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#### **Introduction:**

This item is to approve a mixed-use development that will consist of seven lots containing six new mixed-use buildings and a parking lot. The site is just under an acre in size and will necessitate the removal of two buildings.

#### **Background:**

On March 16, 2023, the Planning and Zoning Commission unanimously recommended APPROVAL of PD-250R28-H, subject to the conditions. City Council approved the zone change request (4-3) on April 11, 2023, with the same conditions listed below:

1. There may be additional comments during the Detail Engineering review.
2. Final Plat cannot be filed until buildings have been removed and zoning is approved.
3. Tree removal permit will be required prior to construction.
4. Coordinate with Parks Department for the removal of offsite trees and relocation of irrigation south of Lot 7X to allow for access via the City's parking lot.
5. Lot 7X, Block A, Main Street Old Town Addition shall only be used for parking.
6. Lot 7X, Block A, Main Street Old Town Addition will not have street frontage but will be accessible via an access easement which will be required between Lot 7X, Block A, Main Street Old Town Addition and the City of Coppell.
7. Existing 15 parking spaces on Main Street in front of this development shall be counted for this development on the condition that this development becomes part of the Old Town POA.
8. Existing parking spaces in the "Old Town" area shall be counted towards this development on the condition that this development becomes part of the Old Town POA.
9. The POA shall be responsible for maintenance of the common area, proposed Lot 7X, Block A, Main Street Old Town Addition, and all landscaping.
10. All signage must comply with H District ordinance requirements.

11. Building 3 will not have any residential uses but may have a commercial occupancy on the second floor.
12. Maximum building height shall not exceed 35-ft above finished floor.
13. The POA shall maintain all amenities including benches, dumpster, trash receptacles, bicycle racks, sidewalk easements between buildings, etc.
14. The POA shall maintain the private drainage easement.
15. Submit a letter from the Old Town Main Street POA stating that they will accept this development into their POA and all of the responsibilities and conditions stated above.

**Benefit to the Community:**

This project will expand and enhance the community's access to shopping, restaurants, medical services, and offices by offering these services. These services and amenities will be spread over six lots and be added to the Planned Development for the Old Town Main Street project.

**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 – Overall Detail Site Plan
4. Exhibit C - Overall Landscape Plan
5. Exhibit D – Elevations & Renderings