



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: April 14, 2015

Reference: Consider approval of an Ordinance for Case No. **PD-278-R, Coppell Heights Addition**, to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, access and private utilities on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road.

2030: **Business Prosperity**

Introduction:

The existing development, two buildings totaling approximately 17,000 square feet, was constructed on one lot. The purpose of this PD is to divide the property in two, allowing for separate ownership. The applicant is proposing two additional future parking spaces if needed to allow full occupancy for medical office uses. The parking, access and dumpsters are shared between the buildings and a cross use agreement has been provided. Several setback and landscaping variances are also required due to the new lot line and have been incorporated as PD conditions.

Analysis:

On March 24, 2015, City Council approved this Planned Development District (6-1).

On February 19, 2015, the Planning Commission unanimously recommended approval of this PD and there are no outstanding conditions.

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 -Site Plan

4. Exhibit C -Tree Survey
5. Exhibit D - Landscape Plan
6. Exhibit E - Elevations