



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 8, 2016

Reference: Consider approval of an Ordinance for PD-221R3R-HC, to amend the Concept Plan on 17.14 acres to allow revised permitted uses, lotting patterns, circulation, signage and the attachment of a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 3.9 acres of property located at the northwest corner of IH 635 and S. Belt Line Road.

2030: **Business Prosperity, Sense of Community**

Introduction:

The subject property is part of an 184-acre overall master planned area which was to provide the retail component to support the employment areas and the full service hotel that was envisioned within this 78 acres. This Concept Plan on the 17.4 acres provides permitted uses, circulation patterns, signage package and architectural controls to assure that the development on this parcel would complement the surrounding developments and provide for an entry feature for this gateway into Coppell. The Detail Plan approval on the 3.9 acres will allow the construction of the first phase of infrastructure, two retail buildings, and a 24,000 square foot pedestrian/art/plaza area.

Analysis:

On February 9, 2016 City Council approved the Detail and Concept Plans for this PD, and requested that the applicant re-visit the elevations and consider the more contemporary design and materials. Attached to this memo are the revised Elevations, Perspective View, Bird's Eye View and Picture of Color Board of this design.

On January 21, 2016, the Planning and Zoning Commission unanimously recommended approval of this PD request. The P&Z conditions for this Planned Development District have been incorporated on the exhibits, and have been part of the Ordinance.

On October 15, 2015 the Planning and Zoning Commission held this case under advisement to allow the applicant sufficient time to adequately address issues/concerns with the initial application including: proposed uses, need for coherent architectural design, inclusion of focal points and pedestrian connections, the provision of optimal circulation patterns and correction of various technical and drafting errors.

Legal Review:

City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Contemporary Design- Elevations, Perspective View, Bird's Eye View and Picture of Color Board.
2. Ordinance
3. Exhibit A – Legal Description
4. Exhibit B - Concept Plan Site Plan Parcel
5. Exhibit C - Concept Plan Site Plan Buildings
6. Exhibit D - Concept Landscape Plan
7. Exhibit E - Detail Site Plan
8. Exhibit F - Detail Landscape Plans (2 Sheets)
9. Exhibit G - Elevations (2 sheets)
10. Exhibit H - Perspective View