



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** October 9, 2018

**Reference:** Consider approval of an Ordinance for PD-250R24-H, Coppell Arts Center to allow the development of an approximate 32,370 square-foot Coppell Arts Center on 3.044 acres of property located on the south side of Travis Street, east of Hammond Street, and authorizing the Mayor to sign.

**2030:** **Business Prosperity**

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### Executive Summary:

This is the approval of the Ordinance for the Coppell Arts Center Detail Planned Development.

### Introduction:

This will allow the development of a 32,370 square-foot theater use on city-owned vacant property. This location is ideal for an arts center, as it will energize and bring people to the area. In turn, they will support the existing Old Town businesses and will hopefully spur the build-out of the remaining parcels.

In the original Site Plan presented to the Planning and Zoning Commission, verbiage was included to allow a digital sign on the northeast corner of the site to be approved by staff at a later date. The Planning and Zoning Commission recommended that this condition be deleted. The idea was presented at the Council Work Session on August 28, 2018. Council was not interested in pursuing it; therefore, it has been deleted from the Site Plan and conditions.

### Analysis:

On September 11, 2018 the City Council unanimously approved this PD request, subject to the following conditions which are incorporated in the Ordinance:

1. The following PD Conditions which are variances to the Historic District:
  - a. The predominant height of the building is 30'-11", with a high roof set back from the front elevation at 48'-3", which is the minimum stage height required to support the Theatre program.
  - b. The gross square footage of the building is 32,370 SF.
  - c. Driveways at the fire lane are 30'-0" wide to accommodate emergency vehicle access given the proximity of the fire lane to Burns Street.

- d. The building is supported by a foundation at-grade to provide accessible access at all entrances & exits, rather than raised and constructed of brick as required in the Historic District.
- e. Fences and Walls - "(B) Wood board fences for privacy shall only be located in rear yards; (C) Walls of freestanding brick are not permitted in front yards [...]"Proposed: Brick and wood screen walls are provided at the Garden to create an "outdoor room" for semi-private uses associated with the Multipurpose space.
- f. The Director of Community Development shall be given the authority to administratively approve the design of the gazebo at a later date.

On August 16, 2018, the Planning & Zoning Commission recommended APPROVAL (3-2), subject to the conditions which have been incorporated into the ordinance.

**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 – Detail Site Plan
- 4. Exhibit C - Landscape Plan
- 5. Exhibit D – Building Elevations
- 6. Exhibit E – Typical Elevations
- 7. Exhibit F - Old Town Parking Plan