



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 14, 2020

Reference: Consider approval of the ORDINANCE for PD-298-HC, Feathers Smash, a zoning change request from HC (Highway Commercial) and LI (Light Industrial) to PD-298-HC (Planned Development-298- Highway Commercial) to attach a site plan for a parking lot containing 107 parking spaces to be constructed on approximately 2.5 acres of a 3.77- acre lot located in Coppell, with an a badminton facility constructed on the remainder of the lot located in the City of Lewisville; on property located on the south side of Vista Ridge Mall Drive approximately 1,400 feet east of Business SH 121, and authorizing the Mayor to sign.

2030: Business Prosperity

Executive Summary:

This proposal is part of a larger project between the City of Coppell and the City of Lewisville, where a badminton facility is to be located on a portion of land located in Lewisville and the associated parking is to be located on the portion of land located in Coppell. An Interlocal Agreement has been approved by both cities.

Introduction:

This is an oddly shaped piece of property made up of multiple parcels with portions located in Coppell and other portions located in Lewisville. The parcels in Coppell have no street access, and this development will combine the various parcels to create one lot, providing street access from Vista Ridge Mall Drive in Lewisville. An Interlocal Agreement between the City of Coppell and the City of Lewisville has been approved by both cities. The site will contain 107 parking spaces as well as a detention pond. A variance was granted to provide a living screen in lieu of a masonry screening wall along the eastern side of the property.

Analysis:

On November 21, 2019 the Planning and Zoning Commission recommended APPROVAL (5-0) of PD-298-HC, Feathers Smash, subject to conditions that were brought forward to City Council.

On December 10, 2019, City Council unanimously APPROVED this Planned Development District subject to the following conditions that have been incorporated into the Ordinance.

1. The property shall be platted prior to the issuance of a building permit.
2. A tree removal permit shall be required prior to the removal of any trees on the site.
3. The following PD Conditions shall be made part of the Ordinance:
 - a. No parking lot shall be permitted without the construction of a building.

- b. To allow a living screen in lieu of a masonry screening wall. The living screen shall be irrigated and maintained in a healthy and growing condition.
- c. The storm sewer line and water line located on Lot 45X, Block A, of Coppell Greens Phase 2 shall be extended through this proposed lot with this phase of construction.
- d. Property development is subject to an inter-local agreement between the City of Coppell and the City of Lewisville.
- e. All lighting on the building and in the parking lot shall comply with photometric and site lighting requirements of the City of Coppell and City of Lewisville on their respective areas and lighting will be shielded.

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 – Landscape Plan & Cross-Section
- 5. Exhibit D – Photometrics