



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** June 11, 2013

**Reference:** Old Town Coppell Deli Addition, Lot 1, Block A, Minor Plat, to establish necessary easements to allow the construction of a restaurant/convenience store with a patio to be located at 449 W. Bethel Road

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

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### **Introduction:**

This property needs to be platted to allow the demolition of the existing restaurant and the construction of a 1,995-square-foot restaurant/convenience store with an 850-square-foot patio on 9,481 square feet of property.

### **Analysis:**

On May 16, 2013, the Coppell Planning & Zoning Commission recommended approval of this request, subject to the following conditions:

1. There will be additional comments generated upon detailed engineering plan review.
2. Ensure sidewalk easement is adequately depicted on the plat.

### **Legal Review:**

This item did not require City Attorney review

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Department recommends Approval

### **Attachments:**

Staff Report with Minor Plat