



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** June 11, 2013

**Reference:** PD-262-H, Old Town Coppell Deli, Lot 1, Block A, to demolish the existing restaurant and to establish a Detail Site Plan for the proposed restaurant/convenience store with a patio on 0.23 acre of property located at 449 W. Bethel Road

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

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### **Introduction:**

The applicant is requesting a rezoning 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.

### **Analysis:**

On May 16, 2013, the 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. Coordinate with the Historic Society to incorporate something from the Coppell Deli in the new development (replica awning has been included in the west elevation).
3. An eight foot sidewalk is required adjacent to Bethel Road.
4. Coordinate with Waste Management for dumpster location and emptying times.
5. Ensure all mechanical equipment is screened.
6. Include an exhibit of the blade signage indicating color and materials to be used, for administrative review prior to permitting.
7. Coordinate with the Parks Department for existing irrigation locations and responsibilities.

### **Legal Review:**

This item did not require City Attorney review

### **Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends Approval

**Attachments:**

Staff Report with Color Rendering, Site Plan, Landscape Plan and Elevations