

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: PD-240R5-HC, North Gateway Plaza, Lot 7R, Block A - Black Walnut Café**

**P&Z HEARING DATE:** May 16, 2013

**C.C. HEARING DATE:** June 11, 2013

**STAFF REP.:** Matt Steer, City Planner

**LOCATION:** 775 North Denton Tap Road

**SIZE OF AREA:** 1.88 acres of property

**CURRENT ZONING:** PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial)

**REQUEST:** A zoning change to PD-240R5-HC (Planned Development-240 Revision 5-Highway Commercial), to amend the 12.36 acre Concept Plan and to allow the development of a 6,542 square-foot restaurant with a 964-square-foot patio and 2,500 square feet of retail uses.

|                   |                             |  |
|-------------------|-----------------------------|--|
| <b>APPLICANT:</b> | Owner                       | Engineer   |
|                   | Dirk Laukien                | Binkley & Barfield/ C&P                                    |
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**HISTORY:** The Conceptual PD was approved on April 14, 2009, for a nine-lot commercial development on 12.36 acres. A Detail Plan was approved to allow the development of a 6,468-square-foot restaurant (Rosa's Café) with a drive-thru on 2.07 acres for Lot 5, Block A. Another Detail Plan was approved to allow the development of an 8,100-square-foot structure with professional/medical office and personal service uses, on 1.62 acres for Lot 9, Block A. In May 2011, Lot 6, Block A, was approved for a 4,200 square foot medical office building. Each of these sites has since been occupied with buildings. In January of this year, a two-story medical/office building with a 19,929-square-foot hospital and an 18,986-square-foot medical office was approved on the westernmost property. This property has not been platted and no construction has taken place.

**TRANSPORTATION:** Denton Tap Road is a P6D divided major arterial built to standard in a 150-foot right-of-way. State Highway 121 is a 140-foot, six-lane divided highway within a 450-foot right-of-way.

## **SURROUNDING LAND USE & ZONING:**

**North** - residential; PD-134R-SF7 (Planned Development-134 Revised-Single Family-7)

**South** – vacant & Viewpoint Bank; PD-133–HC (Planned Development-133–Highway Commercial)

**East** - Coppell Market Street Center; PD-228-HC (Planned Development-228-Highway Commercial)

**West** - HC (Highway Commercial) and PD-134R-SF-7 (Planned Development-134 Revised-Single Family-7)

**COMPREHENSIVE PLAN:** The *Coppell 2030 Comprehensive Master Plan*, adopted March 22, 2011, shows the property as suitable for Freeway Special District.

## **DISCUSSION:**

This is the second restaurant component of the Conceptual Planned Development for North Gateway Plaza approved in April 2009. This proposal is for a 6,542-square-foot restaurant with a 964 square foot patio and 2,500 square feet of speculative retail space, located between the newly constructed Wilkin Family Eye Care and the medical/professional office on the west side of Denton Tap north of SH 121. The applicant is proposing to combine two preliminary platted lots into one, creating the need to modify the Conceptual Plan as well as establish a Detail Plan for this user.

### **Conceptual Site Plan Amendment:**

The Conceptual Site plan is proposed to be amended by combining the two lots into one lot for the one-story restaurant/speculative retail building. This is the final component of the conceptual plan to be detail planned.

### **Detail Site Plan:**

The proposed front-yard building setback is approximately 100 feet from the Denton Tap right-of-way. The north and south side-yard setbacks are 100 and 95 feet, respectively, exceeding the 30-foot requirement of the Highway Commercial District and 40' minimum south side yard as specified with a previous amendment. The rear-yard is 92 feet from the west property line, exceeding the required 20 feet.

### **Parking/Circulation:**

With the initial approval of the Conceptual Plan, the general location and need for fire lane and mutual access easements were determined. The proposal is in keeping with those previously proposed, providing adequate connectivity throughout. Specific to this detail plan, there is an existing drive opening on the northeast corner of the site. This has already been constructed and provides a mutual access between this lot and the medical office lot to the north and to the south.

There are 91 parking spaces proposed, meeting the 89 required per the *Zoning Ordinance*, calling for one parking space per 100 square feet of restaurant area and one parking space per 200 square feet of retail space.

**Tree Survey/Landscape Plan:**

There are no trees located on the property; therefore, a tree survey was not included. The Landscape Plan meets the requirements of what was approved for the Conceptual Planned Development in both planting and area (perimeter, interior and nonvehicular open space) requirements. The concept plan allowed for the required 10' perimeter landscape areas adjacent to the internal property lines to be waived; therefore, where this area has been provided, it contributes toward the nonvehicular landscape category. There are a total of 30 overstory trees shown (four Lacebark Elm, six Shumard Oak, seven Chinese Pistache, six Live Oak, and seven Cedar Elm) and 28% of the site is proposed to be landscaped.

**Elevations/Signage:**

The structure is proposed to be 34 feet in height (measured to the top of the parapet). It is proposed to be constructed of the same materials used in the Planned Development. These materials include a light reddish brown brick (Robinson Brick- Cambridge) and a light brown stone (Lone Star-Briscoe Chalk), accented with cast stone diamonds (buff in color). The parapet is proposed to be constructed of EIFS, buff in color. Black Walnut's typical attached signage is included on the 8.5 x 11 sheets. It will be required to match the attached signage located on the office building to the north and south (black reverse illuminated channel letters). A multitenant monument sign is already on site. It will be externally illuminated with bronze sign plates for the tenant names.

The restaurant hours are proposed to be from 6:30 a.m. to 10:00 p.m. Monday through Thursday with a later opening time of 7:00 a.m. on Saturday and Sunday and later closing time of 11:00 p.m. on Friday and Saturday. Staff is recommending approval of this case with only minor, drafting issues left to be resolved.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of this case, subject to the following conditions:

1. There will be additional comments during detailed engineering plan review.
2. Some drainage will need to be accommodated on the mutual access drive.
3. Revise proposed signage to match signage to north and south (black reverse illuminated channel letters). Only 20% of the signage is permitted to be logo.
4. Reduce the elevation sheets to 24" x 36" in size.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

**ATTACHMENTS:**

1. Conceptual Plan
2. Detail Plan
3. Landscape Plan
4. Elevations
5. Floor Plan