

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

North Gateway Plaza, Lot 7R, Block A, Final Plat

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 final plat to establish various utility and fire lane easements to allow the development of a 6,542 square-foot restaurant, with a 964-square-foot patio and 2,500 square foot of retail uses.

APPLICANT:	Owner	Engineer
	Dirk Laukien	Binkley & Barfield/ C&P
	24 Waterway Ave., Suite 225	Grant Woodfin
	The Woodlands, TX 77380	Richardson, TX 75080
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		gwoodfin@bbcpi.com

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.

SURROUNDING LAND USE & ZONING:

North - office; PD-240R2-HC (Planned Development-240 Revision 2-Highway Commercial)

South - office; PD-240R3-HC (Planned Development-240 Revision 3-Highway Commercial)

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

West - vacant and residential; PD-240R4-HC (Planned Development-240 Revision 4-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 companion request to PD-240R5-HC (Black Walnut Café). The only outstanding issue is that recordation of all off-site easements are needed prior to recordation of this plat. This recording information shall be shown on the plat. The applicant has agreed with this condition and therefore, staff recommends approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Lot 7R, Block A, North Gateway Plaza Final Plat subject to the following condition being met:

1. There will be additional comments generated upon detailed engineering plan review.
2. Some drainage will need to be accommodated on the mutual access drive.
3. File all off-site easements and note recording information on plat prior to plat recordation.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Final Plat (2 Pages)