

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**North Gateway Plaza, Lot 1, Block A, Final Plat**

**P&Z HEARING DATE:** October 19, 2017

**STAFF REP.:** Marcie Diamond, Assistant Director of Community Development/Planning

**LOCATION:** North of S.H. 121, approximately 420 feet west of N. Denton Tap Road

**SIZE OF AREA:** 5.3 acres of property

**CURRENT ZONING:** PD-240R4R2-HC (Planned Development-240 Revision 4 Revision 2-Highway Commercial)

**REQUEST:** Final Plat to allow a 41,000-square foot commercial development (fitness center).

**APPLICANT:**

**Owner:**

Legacy Gateway  
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**HISTORY:**

The Conceptual PD and Preliminary Plat were 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. A Detail Plan was also approved to allow the development of an 8,100-square-foot structure with professional/medical office uses (ENT for Children and Adair Allergy & Asthma) 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 (Wilken Family Eye Care) on 0.67 acres. A restaurant/retail building was approved on Lot 7R, Block A (1.88 acres), in June 2013 (Black Walnut Café and Floyd's Barber Shop). Each of these sites has since been developed and are occupied.

In January 2013, a Detail Planned Development for the westernmost vacant property was approved allowing for a two-story medical/office building with a 19,929-square-foot Emerus hospital and an 18,986-square-foot medical office. This property was never final platted and no construction took place. In June 2016, the property was rezoned to the previously approved conceptual plan which allowed

a four-lot (five building) commercial development. Most recently, in August 2016, the Detail Planned Development allowing for a Carl's Jr., 2,656-square-foot drive-thru restaurant was administratively approved by the Planning Director. The Final Plat of Lot 4, Block A, for Carl Jr.'s was approved by the Planning and Zoning Commission on September 15, 2016.

On September 26, 2017 City Council approved the revised Concept Plan to allow this development. The Detail Site Plan was subsequently approved by staff, and is attached for reference.

**HISTORIC COMMENT:** There is no historic significance related to the subject property.

**TRANSPORTATION:** State Highway 121 is a 140-foot, six-lane divided highway within a 450-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North** – vacant; PD-240R4R-HC (Planned Development 240 Revision 4- Revised-Highway Commercial)

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

**East** - Rosa's Café; PD-240R-HC (Planned Development 240 Revised - Highway Commercial)

**West** - vacant; PD-240R4R-HC (Planned Development 240 Revision 4- Revised-Highway Commercial)

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

**DISCUSSION:** As discussed above, there has been a significant amount of zoning, rezoning and platting activities on this 12-acre tract since 2009. North Gateway Plaza currently contains two restaurants (Black Walnut Café and Rosa's Café), medical and general offices, a barber shop and a third proposed restaurant, Carl Jr's which is anticipated to be under construction in the near future. The subject 5-acre tract is the last remaining tract to be developed. The Concept Plan Amendment approved by City Council permits an approximate 41,000 square foot LA Fitness facility. Access will be via the established mutual access easements from Denton Tap Road and S.H. 121.

This Final Plat is a companion request to the zoning that was approved by City Council last month. Staff is in the process of administratively approving the Detail Site Plan for this property. The plan is essentially the same as the Concept Plan approved except that the parking area/landscapes has been revised to accommodate the open drainage/landscaped/tree area in the eastern portion of the site. There are

four less parking spaces with the detail plan, however it still exceeds the number of spaces required for this use by the Zoning Ordinance.

This Final Plat provides the Fire Lane, Access and Utility and Drainage easements for this proposed Fitness Facility.

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

Staff is recommending APPROVAL of North Gateway Plaza, Lot 1 Block A, Final Plat subject to the following conditions:

1. Additional comment will be generated at the time of Detail Engineering review.
2. Tree Mitigation Plan/Tree Removal Permit shall be required to the removal of any trees.
3. The deceleration lane on Denton Tap serving the southern mutual access easement shall be constructed and accepted by the city prior to the issuance of a Certificate of Occupancy for this development.
4. Include the Flood Plain Administrator's signature block on the Final Plat.

**ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request

**ATTACHMENTS:**

1. Detail Site Plan (8" x 11" for reference)
2. Final Plat