

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

7-Eleven Denton Tap Addition, Lot 1, Block A , Replat/Minor Plat

P&Z HEARING DATE: April 18, 2019

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

LOCATION: 890 S. Denton Tap Road

SIZE OF AREA: 0.97 acres of property

CURRENT ZONING: PD-273R2 (Planned Development-273 Revision 2-Commercial)

REQUEST: A Replat of the Mobil Site Addition and a Minor Plat of 0.176 acres of unplatted property

APPLICANT:	Owner: VP Fuel Mart, Inc 890 S. Denton Tap Rd. Coppell, Texas 75019 972-983-2630 Email: psidhu.dallas@gmail.com	Engineer: Matt Moore, PE Claymoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021 (817) 281-0572 matt@claymooreeng.com
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HISTORY: This property was originally platted in 1984 for the development of the Mobil Gas Station. The brand changed from Mobil to Texaco in 2008 and the ownership changed in 2013 to First Global Group, Inc.

In February 2015, Council approved a PD for this tract to allow the partial redevelopment of the existing gas station/car wash and convenience store site. The proposal included a 4,400-square-foot structure (3,200-square-foot convenience store/1,200-square-foot drive-thru restaurant) and the existing gas canopy to remain. Prior to approval, the applicant purchased 8,161 square feet of recently abandoned right-of-way from the City to meet the minimum landscape requirement for this development.

On November 13, 2018 City Council approved PD-273R2-C, to establish a Detail Site Plan for a convenience store and gas pumps, subject to various conditions, including:

- This property shall be replatted prior to the issuance of any engineering or building permits.

- Entering into a license agreement with the City of Coppel to allow landscaping and maintenance of the 1,237 square feet of land to achieve the 30% landscape requirement.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Denton Tap Road is a six-lane divided thoroughfare built to standard within a 120-foot right-of-way. East Belt Line is a four-lane divided thoroughfare that widens to six lanes at the intersection (allowing for a dual left turn) within a 120-foot right-of-way. 8,161 square-feet of the right-of-way on the northeast corner of the intersection was abandoned by the City and purchased by the current land owner.

SURROUNDING LAND USE & ZONING:

North: exit drive for Chicken Express; PD-232-C (Planned Development-232-Commercial)

South: gas station; C (Commercial)

East: Chicken Express Restaurant; PD-232-C (Planned Development-232-Commercial)

West: Dairy Queen Restaurant; C (Commercial)

COMPREHENSIVE PLAN: The *Coppel 2030 Comprehensive Master Plan* shows this property as suitable for Mixed Use Community Center (or single family residential), which includes neighborhood serving retail.

DISCUSSION: This is a companion request to the recently approved PD district which allows the redevelopment of this site for a 2,991 square foot convenience store with a 3,096 square foot canopy over six gas pump islands. The approved PD Site Plan indicated a deceleration lane for northbound Denton Tap as well as the elimination of one driveway along to provide for safer movements into this site.

This Replat/Minor Plat includes a replat of the original Mobil Plat from 1984, and a Minor Plat to incorporate the 8,161 square feet of right-of-way which was previously abandoned. A License Agreement has been prepared and reviewed by the City Attorney which allows landscaping (ground cover and seasonal plantings) and maintenance of the 1,237 square foot of city owned land at the corner of E. Belt Line and S. Denton Tap (Approved Landscape Plan is attached for reference). The approved Site Plan also allows the monument sign to abut this city property, versus being setback an additional 15' from the property line.

This Plat provides the abandonment of the existing sanitary sewer easement which is being relocated within the site and establishes the fire lane and necessary easements to support this development.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of 7-Eleven Denton Tap Addition, Lot 1, Block A, Replat/Minor Plat, subject to the following conditions:

1. Additional engineering comments will be generated upon detail engineering plan review.
2. The executed License agreement shall be filed with the county prior to the plat and the recording information shall be included on the Plat.
3. A tree removal permit is required prior to the removal of any trees from the property.

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. Replat/Minor Plat
2. Approved Landscape Plan/Tree Survey