

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-262-H, Old Town Coppell Deli, Lot 1, Block A

P&Z HEARING DATE: May 16, 2013

C.C. HEARING DATE: June 11, 2013

STAFF REP.: Matthew S. Steer, City Planner

LOCATION: 449 W. Bethel Road

SIZE OF AREA: 9,481 square feet of property

CURRENT ZONING: H (Historic)

REQUEST: A zoning change to PD-262-H (Planned Development-262-Historic), to demolish the existing restaurant and allow construction of a 1,995-square-foot restaurant/convenience store with an 850-square-foot patio.

APPLICANT:	Owner: Jay Khorrami Coppell Deli 714 Armstrong Blvd Coppell, TX 75019 214-734-3604 jaydlmnkho@hotmail.com	Architect: Gary Land Gary D. Land Architects 525 Towne House Ln. Richardson, TX 75081 214-335-5263 gdland10@hotmail.com	Landscape Architect: Carol Feldman Feldman Design Studios PO Box 832346 Richardson, TX 75083 972-980-1730 carol@feldmandesign.com
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HISTORY: The original structure was built in the 1940s to serve as a grocery store and service station. Subsequently, a small area was added on to the rear of the building.

TRANSPORTATION: Bethel Road is a two-lane roadway that was recently improved with intermittent on-street parallel and angled parking within a variable width right-of-way. Burnet Street is a two-lane local road within an 80-foot right-of-way with perpendicular parking on both sides.

SURROUNDING LAND USE & ZONING:

North – office & Beauty Salon; H (Historic)

South –office and residential; PD-252-H (Planned Development-252-Historic) & H (Historic)

East – Replica Minyard Store and Kirkland House (Heritage Park); PD-234-H (Planned Development-234-Historic)

West – restaurant; PD-250R8-H (Planned Development-250 Revision 8-Historic)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, shows the property as suitable for development in accordance with the Old Coppell Historic District Special Area Plan.

DISCUSSION:

This is a request to demolish the existing Coppell Deli and build a new 2,000-square-foot restaurant building with an 850-square-foot patio. The applicant is proposing to build the new restaurant and upon completion, demolish the existing building and create a parking area in its place. The proposed hours of operation are from 6 a.m. to 10 p.m. Sunday through Thursday and 6 a.m. to 12 a.m. Friday and Saturday.

Parking:

The proposal includes 16 on-site parking spaces, three new parallel spaces to be constructed on the south side of Bethel Road in front of the proposed restaurant and eight existing parking spaces on Burnet Street. These will provide adequate parking to meet the requirements of the Zoning Ordinance which calls for one parking space per 100 square feet of restaurant space and one per 200 square feet of retail space. A condition of the PD calls for the on-site parking spaces to be 17 feet long with a one-foot overhang. The *Zoning Ordinance* requires a two-foot overhang. Because the site is constrained by the 59-foot width in this area, staff is recommending an exception be granted in this case.

Landscaping & Fencing:

In an effort to provide sufficient parking, the on-site landscape area is lacking. The applicant is proposing to landscape the areas within the rights-of-way to help make up for the shortfall. The same Landscape Architect that designed the adjacent development has prepared this plan and is proposing to use the same plants and materials as the adjacent development (Cedar Elm, Shumard Oak, Coralberry, Rosemary, Knockout Rose, Liriope, New Mexico River Rock, etc.). The applicant is proposing a 6-inch black decorative metal fence abutting the Allstate Office to the southwest and a 6-foot board on board wood fence with trim cap adjacent to the residence on the southeast. A masonry wall is required by the Zoning Ordinance, and the wood fence is a requested condition of the PD. Staff can support this request.

Building Orientation, Materials & Signage:

The proposed building is fronting on both Bethel and South Coppell Roads. The gable roof faces both to the east and west, Coppell Road and Burnet Street, respectively. An 850-square-foot covered patio directly abuts the proposed sidewalk on W. Bethel Road. There is a 3-foot masonry wall separating the patio area from the sidewalk due to TABC requirements. The patio will create some outdoor activity just off Bethel Road and contribute to the Old Town area as a whole. The applicant has agreed to add an entry gate directly from the proposed sidewalk on Bethel Road to create a more inviting, pedestrian-friendly environment, one of the overall goals of the H District. This will need to be reflected on the elevations and is listed as a condition of approval. The proposed primary building materials are white horizontal siding and a buff color stacked stone. Grey standing seam metal and grey asphalt composition shingles are proposed as the roofing materials. A blue grey paint will be used as the accent color around the windows, doors and trim, as depicted in the rendering. The

colors are required to be labeled on the elevation sheet and this is listed as a condition of approval. The proposed signage is hanging and externally illuminated, in scale with the building and appropriate for the district. Staff is recommending approval subject to the conditions listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request subject to the following conditions being met:

1. There will be additional comments generated upon detailed engineering plan review.
2. Coordinate with the Historic Society to incorporate something from the Coppel Deli in the new development.
3. An eight foot sidewalk is required adjacent to Bethel Road.
4. Coordinate with Waste Management for dumpster location and emptying times.
5. Provide enclosure details on elevation sheet.
6. Add a gated entry from the Bethel Road sidewalk directly to the patio on the elevations.
7. Ensure all mechanical equipment is screened.
8. Label all colors on the black and white elevations. Include an exhibit of the blade signage indicating color and materials to be used.
9. Coordinate with the Parks Department for existing irrigation locations and responsibilities.

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. Color Rendering
2. Site Plan
3. Landscape Plan
4. Elevations