

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Old Town Coppell Deli Addition, Lot 1, Block A, Minor Plat

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 minor plat to allow the construction of a 2,774-square-foot restaurant/convenience store with a 468-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	Surveyor: Michael Doyle B&D Surveying, Inc. PO Box 293264 Lewisville, TX 75029 972-221-2838 bandsurveying@verizon.net
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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 the companion request to the Planned Development-262-H, Old Town Coppell Deli. The plat shall reflect all existing and proposed easements. Staff is recommending approval of this case subject to these being depicted.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of Lot 1, Block A, Old Town Coppell Deli, subject to the following conditions:

1. There will be additional comments generated upon detailed engineering plan review.
2. Depict all existing and proposed easements on the plat.

ALTERNATIVES:

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

ATTACHMENTS:

1. Minor Plat