

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-320-TC, Town Center Addition Lot 2, Block 3 (Jason’s Deli Drive-Through)

P&Z HEARING DATE: November 19, 2024

C.C. HEARING DATE: January 14, 2025

STAFF REP.: Mary Paron-Boswell, AICP, Sr. Planner

LOCATION: 240 N. Denton Tap Road

SIZE OF AREA: 1.674 acres of property

CURRENT ZONING: TC – Town Center

REQUEST: A zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320- Town Center) to allow the operation of a 4,618 square-foot drive-through restaurant located along the east side of Denton Tap Road; North of Town Center Blvd at 240 N. Denton Tap Road on 1.674 acres of property.

APPLICANT:

Owner:

CTC Village at Town Center, LP
12300 Park Central Dr.
Dallas, TX 75251
alen@yorkshire-us.com
330-572-2100

Engineer:

GPD Group
5050 Quorum Dr., Suite 338
Dallas, Texas 75254
tbrowne@gpdgroup.com
469-573-4306

HISTORY:

This property, as well as surrounding properties, was zoned TC (Town Center) in the mid 1980’s. In September 2001, City Council approved a Site Plan for this tract of property to allow for the development of a 12,975-sq retail/office/medical building, subject to “the elimination of the drive-through area to meet on-site landscape requirements of the Coppell Zoning Ordinance.” In June of 2003, Council approved a one-year extension of the Site Plan. The building has had several food services approved for this building, all requiring a SUP.

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

TRANSPORTATION: Denton Tap Road is a six-lane divided thoroughfare.

SURROUNDING LAND USE & ZONING:

North: Truist Bank – TC (Town Center)
South: Eleanor’s Square shopping center – TC (Town Center)
East: Coppell Justice Center – TC (Town Center)
West: Huntington Ridge subdivision; PD-129R2-SF-9

COMPREHENSIVE PLAN: The *Amended Coppell 2030 Comprehensive Master Plan* shows this property as Mixed Use Community Center (No Residential).

DISCUSSION: This request is to allow a 4,618-sf Jason’s Deli restaurant with a drive-through to occupy the lease space at the northern end of the existing building. The restaurant will provide dine-in and carryout services. There is no patio proposed for this location. The applicant has requested the hours of operation to be 10 a.m. to 10 p.m., seven days a week.

Site Plan

This building currently has no restaurants, although it has been home to several smaller restaurants in the past (Taco Del Mar, Carvel Ice Cream, Little Caesar’s Pizza and Healthy Me Marketplace). It is attached to 230 N. Denton Tap which does currently have several restaurants. The site was constructed and parked to accommodate office, retail and restaurant uses. The PD request is two-fold. First, to allow a restaurant with a drive-through at the north end of the building and second, to allow the change in the amount of landscaping provided. The original request in 2003 was approved without the drive-through component, in order to provide all of the required landscaping. The other change is the addition of two parking spaces along the eastern portion of the site, which will require the removal of a portion of a parking island.

Building Elevations & Signage

The building will be a remain the same except for the addition of the drive-through area where a drive-through window will be added and dressed in a combination of porcelain tile and faux wood wall cladding. Although signage is shown on the building, no information was provided. All signage will need to comply with City requirements.

Landscaping & Tree Mitigation

The biggest change to this site is the removal of landscape area in order to provide for a drive-through lane. The drive-through lane is approximately 10-ft wide and 200-ft long. In an attempt to offset the landscape area deficiency, the applicant is proposing to add additional trees on-site in the islands, along the eastern perimeter and in the drive-through area. In addition, they will be providing some hardscape in the form of stamped concrete at the entrance and exits of the drive-through area.

RECOMMENDATION:

Staff is recommending APPROVAL of PD-320-TC, subject to the following PD conditions:

1. To allow for a restaurant with a drive-through area as presented.
2. To allow for the landscaping as presented.
3. Hours of operation shall not exceed 10 am to 10 p.m., daily.
4. Any proposed signage shall require a separate submittal and permit.
5. The restaurant must be served by an adequately sized grease trap on-site.

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. Site Plan
2. Landscape Plan
3. Building Elevations
4. Floor Plan