

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: S-1264-C, Firehouse Subs

P&Z HEARING DATE: November 17, 2022
C.C. HEARING DATE: December 13, 2022

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

LOCATION: 150 South Denton Tap Road, Suite 111

SIZE OF AREA: 3.23 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change request to S-1264-C (Special Use Permit-1264-Commercial), to allow a 1,200-square-foot restaurant with approximately 16 seats and pick-up service.

APPLICANT: Michael Hershman
Eagle-Braewood L.P.
8117 Preston Road, Suite 300
Dallas, Texas 75225
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HISTORY: This 35,000-square foot shopping center was constructed in 1984 and is occupied with a variety of office, retail, personal service and restaurant uses.

On August 14, 2014, the Board of Adjustment reviewed the characteristics of the tenant mix including hours of operation and granted a special exception of 50 parking spaces for this entire retail center (225 parking spaces required was reduced to 175 parking spaces) allowing for additional restaurant use.

On November 11, 2014, City Council approved S-1259 to allow the occupancy of a former bank lease space for a 3,260-square-foot Salata with a drive-thru, “pick-up only” window.

On March 23, 2017, City Council approved S-1261-C, to allow for a 1,500 square foot Wing Stop with 32 seats and a pick-up service.

HISTORIC COMMENT: There is no historic significance associated with the subject property.

TRANSPORTATION: Denton Tap Road is a 6-lane divided arterial thoroughfare built within 110’ right-of-way.

SURROUNDING LAND USE & ZONING:
North – PD-209-C Town Oaks Center – retail/restaurants/office
East – SF-7 – Braewood West 2nd Revision – single family
South – C – Coppell ISD Administration – office
West – PD-214R6-C – Arbor Manor Retail – retail/restaurants

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, designates this area as Neighborhood Center Retail. Small scale commercial uses are appropriate in this land use category.

DISCUSSION:

This request is to allow a Firehouse Subs restaurant to occupy 1,200 square foot lease space. Given that this lease space has never been used for food service use and it has residential adjacency, a Special Use Permit is required.

Firehouse Subs is a franchise of over 1,200 restaurants. According to their website, “they steam their meats and cheeses, releasing a rush of flavors, then stuff a serving that’s way over code on one of their toasted private-recipe sub rolls.” This is available for dining in or carry out. The proposed hours of operation for this restaurant are daily from 10:30 a.m. to 9:00 p.m. The floor plan indicates seating for 16.

Restaurants are required to be parked at a ratio of one space per 100 square feet of gross floor area, requiring 12 parking spaces for this restaurant. As mentioned in the History Section, this retail center was granted a parking special exception in 2014 based on the mix of uses and demonstrated parking needs. Since that time Salata opened in a former bank facility and Wingstop opened in Suite 105. In the attached parking analysis, they indicate that there is adequate parking to meet their needs and show that it will be in compliance with the Zoning Ordinance and previous BOA exception.

The Firehouse Subs sign is proposed to be individually mounted white channel letters on a red four-inch-deep backer panel with yellow returns. There is an oval shaped black panel proposed with the verbiage “Subs” in yellow lettering. This design is allowed and will be different than the other white signage in this shopping center because it is a registered trademark. This lease space has a width of 19’ 6”, and the sign is proposed to be 19.5 square feet which is compliant with the *Sign Ordinance*.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of S-1264-C, Firehouse Subs, subject to:

1. The hours of operation shall not exceed 10:30 a.m. to 9 p.m. daily.
2. An external grease trap will be required, a minimum of 1,000 gallons.
3. There will be additional comments at the time of Building Permit.

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. Parking Analysis
3. Floor Plan
4. Sign Plan (2 pages)