



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** January 12, 2016

**Reference:** Consider approval of an Ordinance for Case No. PD-133R7-HC, Liberation Coffee Company to amend the Detail Site Plan to allow a 1,386-square-foot restaurant (coffee shop) with outdoor seating to be located at 651 North Denton Tap Road, Suite 200.

**2030: Business Prosperity and Sense of Community**

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**Introduction:**

This request is for a 1,386-square-foot Coffee Shop with a 155-square-foot front yard covered patio within the existing Magnolia Retail Center. The parking is sufficient to support a restaurant use with the current tenant mix and accounting for the future tenants to be retail uses.

**Analysis:**

On December 8 2015 the City Council unanimously approved this PD amendment for a restaurant (coffee shop).

On November 19, 2015 the Planning and Zoning Commission unanimously recommended approval of PD-133R7-HC:

1. The development shall be in accordance with the Site Plan/Floor Plan, Parking Analysis and Sign Plan.
2. The hours of operation shall not exceed 5:00 a.m. to 9:00 p.m. Sunday through Thursday and 5:00 a.m. to 10:00 p.m., Friday through Saturday. The loading and unloading of any merchandise or materials shall not be permitted between the hours of 10 p.m. and 6 a.m. daily.

**Legal Review:**

This item did not require City Attorney review.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommends approval

**Attachments:**

1. Ordinance
2. Exhibit "A" – Legal Description

3. Exhibit “B” - Site Plan/Floor Plan
4. Exhibit “C” - Parking Analysis
5. Exhibit “D” - Sign Plan