

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

Sonic Addition, Lot 1R1, Block A, Replat

P&Z HEARING DATE: July 21, 2016

STAFF REP.: Gary Sieb, Director of Planning

LOCATION: 201 N. Denton Tap Road

SIZE OF AREA: One acre of property

CURRENT ZONING: PD-282-C (Planned Development-282-Commercial)

REQUEST: A replat of Lot 1R, Block A, to revise easements and provide fire lanes and additional R.O.W. for Town Center Drive.

APPLICANT:

<p>OWNER Lee Properties, Inc. 201 N. Denton Tap Rd. Coppell, TX. 75019 (405) 722-9390 Email: moden@mhrokc.com</p>	<p>ENGINEER JPH Land Surveying, Inc. 807 Bluebonnet Drive Suite C Keller, TX. 76248 (817) 431-4971 Email: ryan@jphls.com</p>
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ALL CORRESPONDENCE TO:

Margaret Oden
P.O. Box 22775
Oklahoma City, OK. 73123-1775
(405) 722-9390
Email: moden@mhrokc.com

HISTORY: This property was developed as a Sonic Drive-In restaurant in 1995-96. In January of 2000, the drive-in was enlarged to allow a second row of drive up parking spaces which added 5,400 square feet of expansion area to the north and 13 additional parking spaces with nine of those spaces to include menu boards. A condition of approval included a Board of Adjustment application to reduce the required perimeter landscaping from 6,900 to 4,900 square feet, and non-vehicular landscaping from 4,300 to 1,800 square feet. Both variances were granted by the Board. In May of 2016, Council approved a plan to demolish the existing restaurant, provide additional right-of-way for expansion of Town Center Drive, and construct a new restaurant with drive-thru facilities.

HISTORIC COMMENT: Staff has found nothing of historic significance on the subject property.

TRANSPORTATION: Denton Tap Road is a P6D, concrete, six-lane, divided thoroughfare built to standard in a 110-120-foot right-of-way. Town Center Drive is a two-lane, concrete, substandard roadway constructed in a 24-foot right-of-way.

SURROUNDING LAND USE & ZONING:

North: retail businesses; “C”, Commercial

South: retail and restaurant uses; Planned Dev. #178-C for commercial uses

East: retail; “TC” Town Center

West: residential; Planned Dev. #129R2-SF-9 for residential uses

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Mixed Use Community Center, no residential.

DISCUSSION:

As explained in the HISTORY portion of this request, in May a proposal to demolish the existing Sonic drive-in and construct a new one with drive-thru capabilities was approved by council. To accommodate the proposed drive through, the new building needed to move north, the existing order board menus/parking spaces on the south side of the building eliminated, parking/order board spaces along the north end of the property moved, and traffic movement reconfigured to accommodate the drive-thru addition. The new building was proposed to be similar in size to the demolished structure—roughly 1,600 square feet including an 800-square-foot patio, and a drive-thru queuing line to accommodate seven stacked vehicles. In addition, the City purchased six feet of proposed right-of-way along Town Center Drive to improve traffic flow on that street, especially during high school traffic movement periods. This Replat shows that additional right-of-way being acquired by the City, including reconfigured traffic movement on the site and redesigned fire lanes as well.

The Replat document shows overall lot size of .851 acres. The applicant is dedicating .037 acres of the lot for Town Center Drive right-of-way, resulting in a net lot area of .814 acres. As stated above, that additional dedication will allow widening of Town Center Drive and encourage more efficient traffic movement in the street. Staff supports this Replat request.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this Replat with the following conditions:

1. There will be additional comments during detailed engineering plan review.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request

ATTACHMENTS:

1. Replat Document