

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**North Gateway Plaza, Lot 4, Block A, Final Plat**

**P&Z HEARING DATE:** September 15, 2016

**STAFF REP.:** Matt Steer, Senior Planner

**LOCATION:** North of SH 121, approximately 270 feet west of N. Denton Tap Road

**SIZE OF AREA:** 0.81 acres of property

**CURRENT ZONING:** PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial)

**REQUEST:** A final plat of Lot 4, Block A, to establish a building site and necessary easements to allow an approximate 2,656-square-foot drive-thru restaurant.

**APPLICANT:**

**Owner:**

Legacy Gateway  
Steve Saxon  
2929 Carlisle Street, Suite 365  
Dallas, Texas 75204  
Phone: 214-361-5000  
[sds@legacycap.com](mailto:sds@legacycap.com)

**Engineer:**

ClayMoore Engineering  
Clay Cristy  
1903 Central Drive, Suite 406  
Bedford, Texas 76021  
817-281-0572  
[clay@claymooreeng.com](mailto:clay@claymooreeng.com)

**HISTORY:**

The Conceptual PD was approved on April 14, 2009, for a nine-lot commercial development on 12.36 acres. A Detail Plan was approved to allow the development of a 6,468-square-foot restaurant (Rosa's Café) with a drive-thru on 2.07 acres for Lot 5, Block A. A Detail Plan was also approved to allow the development of an 8,100-square-foot structure with professional/medical office uses (ENT for Children and Adair Allergy & Asthma) on 1.62 acres for Lot 9, Block A. In May 2011, Lot 6, Block A, was approved for a 4,200 square foot medical office building (Wilken Family Eye Care) on .67 acres. A restaurant/retail building was approved on Lot 7R, Block A (1.88 acres), in June 2013 (Black Walnut Café and Floyd's Barber Shop). Each of these sites has since been developed and are occupied.

In January 2013, a Detail Planned Development for the westernmost vacant property was approved allowing for a two-story medical/office building with a 19,929-square-foot Emerus hospital and an 18,986-square-foot medical office. This property was never final platted and no construction took place. In June 2016, the property was rezoned to the previously approved conceptual plan which allowed

a four-lot (five building) commercial development. Most recently, in August 2016, the Detail Planned Development allowing for a Carl's Jr 2,656-square-foot drive-thru restaurant was administratively approved by the Planning Director. Lot 4, Block A, is the final plat of this property.

**HISTORIC COMMENT:** There is no historic significance related to the subject property.

**TRANSPORTATION:** State Highway 121 is a 140-foot, six-lane divided highway within a 450-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North** – vacant; PD-240R4R-HC (Planned Development 240 Revision 4- Revised-Highway Commercial)

**South** – vacant & Legacy Texas Bank; PD-133-HC (Planned Development-133-Highway Commercial)

**East** - Rosa's Café; PD-240R-HC (Planned Development 240 Revised - Highway Commercial)

**West** - vacant; PD-240R4R-HC (Planned Development 240 Revision 4- Revised-Highway Commercial)

**COMPREHENSIVE PLAN:** The *Coppell 2030 Comprehensive Master Plan*, adopted March 22, 2011, shows the property as suitable for Freeway Special District uses.

**DISCUSSION:** As mentioned in the HISTORY section, in June 2016, the subject property was part of a rezoning to the previously approved conceptual plan which allowed for a four lot (five building) commercial development. In August 2016, the Detail Planned Development allowing for a Carl's Jr 2,656-square-foot drive-thru restaurant was administratively approved. This is the final plat establishing the necessary easements for development and is generally conforming to the preliminary plat.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of this request, subject to the condition that 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. Final Plat