



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 11, 2018

Reference: Consider approval of an Ordinance for PD-273R2-C to establish a Detail Site Plan for a convenience store and gas pumps on 0.97 acres located at 890 S. Denton Tap Road and authorizing the Mayor to sign.

2030: **Business Prosperity**

Executive Summary:

This request is to redevelop the site for a 2,991 square foot convenience store with a 3,096 square foot canopy over 6 gas pump islands. A deceleration lane is being provided along northbound Denton Tap and one driveway is being eliminated which will provide safer movements into this site.

Introduction:

The redevelopment of this corner property for a convenience store with gas pumps faces several challenges to adhere to the Commercial District and Landscaping requirements, however the redevelopment of this site will positively impact the aesthetics of this intersection and therefore is supported.

To address the shortage in landscaped areas, the applicant is entering into a License Agreement with the city to allow landscaping (ground cover and seasonal color) and maintenance of the 1,237 square foot of city owned land at the corner of E. Belt Line and S. Denton Tap. Part of that approval would allow the monument sign to be placed at the property line, instead of 10 feet behind the property line which would be approximately 50 feet from the intersection. If this property is enhanced with ground cover and seasonal color, it could be used to fulfill the landscaping requirement which would achieve the 30% landscaping threshold.

Rather than window signage, the applicant is requesting signage on the gas canopy. Specifically, three - 9 square foot, 7-ELEVEN full color logo medallions are proposed on the canopy. Notes have been added to the Site Plan to assure that the canopy lighting will be fully recessed, and compliance with the with the regulations on Outside Storage and Display in the *Zoning Ordinance*.

Analysis:

On November 13, 2018 the City Council unanimously approved PD-273RC-C, 7-Eleven, the Planning and Zoning's outstanding conditions have been incorporated into the Ordinance, as appropriate.

On October 12, 2018, the Planning and Zoning Commission unanimously recommended APPROVAL of PD-273R2-C, 7-Eleven, the following conditions remain outstanding:

1. Additional engineering comments will be generated upon detail engineering plan review.
2. A tree removal permit is required prior to construction.
3. This property shall be replatted prior to the issuance of any engineering or building permits.
4. Entering into a license agreement with the City of Coppell to allow for the landscaping and maintenance of the 1,237 square feet of land to achieve the 30% landscape requirement.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommended APPROVAL.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Detailed Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D - Building Elevations
6. Exhibit E - Sign Package (5 pages)