

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Connell Scaggs Addition, Lot 3R2-1, Block 1 (Andy's) Replat**

**P&Z HEARING DATE:** January 17, 2019

**STAFF REP.:** Marcie Diamond, Assistant Director of Community Development/Planning

**LOCATION:** 180 W. Sandy Lake Road

**SIZE OF AREA:** 1.21 acres of property

**CURRENT ZONING:** PD-285R2-C (Planned Development-285R2-Commercial),

**REQUEST:** A replat of Lot 3R2, Block 1, to provide necessary easements to permit the development of a drive-through and walk up restaurant, with no indoor seating.

**APPLICANT:**

<p><b>Owner :</b> Ian Moore LG 214 Woodside Coppell, LLC 3500 Maple Ave. Suite 1600 Dallas, TX 75219 239-340-4677 <a href="mailto:imoore@leaoncapitalgroup.com">imoore@leaoncapitalgroup.com</a></p>	<p><b>Engineer:</b> Brian M. Satagaj Halff Associates, Inc. 3803 Parkwood Blvd. Suite 800 Frisco, Texas 75034 214-217-6463 <a href="mailto:bsatagaj@halff.com">bsatagaj@halff.com</a></p>
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**HISTORY:** In 1987, Council approved a Final Plat for the development of this shopping center, including an approximate 65,000-square-foot anchor grocery store. This store was originally a Skaggs Alpha Beta and became an Albertsons in the mid-1990s. Albertsons closed in June 2008. A Special Use Permit for Sprouts was approved in December 2008 to occupy 28,900 square feet of this space. In May of 2015, Council approved a Special Use Permit for Urban Air to be located to the east of Sprouts, containing 28,900 square feet. Subsequently, Urban Air and ATA Karate were constructed, containing 28,340 square feet, 4,000 square feet, respectively. A shared parking agreement has been in place since September 1986 for the four lots of the Connell Skaggs Addition.

On March 24, 2016, the Planning and Zoning Commission approved a Site Plan Amendment for Señor Locos on Lot 1 which allowed the re-occupancy of a retail space for a 6,040-square-foot restaurant with a 640-square-foot outdoor patio and façade improvements (abutting the ATA Karate). At the same Planning and Zoning Commission meeting, a Site Plan Amendment for Mi Cocina was approved (abutting Denton Tap) which allowed the re-occupancy of a vacant restaurant (formerly Sfizio's) and retail space for a 4,900-square-foot restaurant, with a 470-square-foot outdoor patio. Subsequent to the approval of these

restaurants, the cross parking agreement for the overall shopping center was amended, which states that each of the lots will need parking independent of each other, or will provide sufficient parking through the use of separate shared parking agreements.

In October 2016, PD-285R-C was approved which allowed the retention of the existing retail building (Sprouts, Urban Air, ATA and Senor Locos) additional parking to the rear of and development of a 30,800-square-foot, expansion in two buildings. This building expansion has recently been completed, and the first restaurant, Sunny Street Café has recently opened. Other retailers, restaurants are anticipated to open first quarter of this year.

PD-285R2-C, Andy's Frozen Custard was approved by City Council in August 2018.

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

**TRANSPORTATION:** Sandy Lake is a four-lane divided thoroughfare within an approximate 112-foot right-of-way.

**SURROUNDING LAND USE & ZONING:**

**North** – Woodside Village; PD-285R-C

**South** – Arbor Manors and Retail; PD-214R-C

**East** – Woodside Village (parking lot); PD-285R-C

**West** – Office; C

**COMPREHENSIVE PLAN:**

The *Comprehensive Plan* shows this property as suitable for Mixed Use Community Center uses (no residential).

**DISCUSSION:** This is the final parcel to be developed in this recently expanded shopping center. The PD zoning for Andy's Frozen Custard was approved several months ago and this is the companion request to the zoning. This replat indicates all necessary easements as well as the revision to the platted open space previously established.

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

Staff is recommending APPROVAL of Connell Scaggs Addition, Lot 3R2-1, Block 1 (Andy's) Replat subject to the following conditions being met:

1. There will be additional comments at the time of Engineering Review and Building Permit.

**ALTERNATIVES:**

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

**ATTACHMENTS:**

1. Site Plan
2. Replat