



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** December 13, 2022

**Reference:** **PUBLIC HEARING:** Consider approval of a zoning change request to S-1264-C (Special Use Permit-1264-Commercial), to allow a 1,200-square-foot restaurant with approximately 16 seats and pick-up service located on 3.23 acres of land at 150 S Denton Tap Road, Suite 111.

**2040:** **Create Business and Innovation Nodes**

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### Introduction:

This request is to allow a Firehouse Subs restaurant to occupy a 1,200 square foot lease space. Given that this lease space has never been used for food service use and it has residential adjacency, a Special Use Permit is required.

On November 17, 2022, this request was recommended for approval by the Planning and Zoning Commission (6-0), subject to the following conditions:

1. The hours of operation shall not exceed 10:30 a.m. to 9 p.m. daily.
2. An external grease trap will be required, a minimum of 1,000 gallons.
3. There will be additional comments at the time of Building Permit.

### Background:

This 35,000-square foot shopping center was constructed in 1984 and is occupied with a variety of office, retail, personal service and restaurant uses. On August 14, 2014, the Board of Adjustment reviewed the characteristics of the tenant mix including hours of operation and granted a special exception of 50 parking spaces for this entire retail center (225 parking spaces required was reduced to 175 parking spaces) allowing for additional restaurant uses. Since that time Salata opened in a former bank facility and Wingstop opened in Suite 105. In the attached parking analysis, the developer indicates that there is adequate parking to meet their needs and show that it will be in compliance with the Zoning Ordinance and previous BOA exception.

The proposed hours of operation for this restaurant are daily from 10:30 a.m. to 9:00 p.m. The floor plan indicates seating for 16. The signage is compliant with the provisions of the Sign Section of the *Zoning Ordinance*.

**Benefit to the Community:**

This will give more dining and employment options to the residents of Coppel.

**Legal Review:**

N/A

**Fiscal Impact:**

This will generate additional sales tax and business personal property tax.

**Recommendation:**

The Planning and Zoning Commission recommended approval (6-0), subject to the following conditions:

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