



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 8, 2023

Reference: Consider approval of an Ordinance for PD-295R4-HC, Popeyes, a zoning change request from PD-295-HC, to approve a Detail Site Plan for a Popeyes restaurant and double drive-thru on 0.97 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive; and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to ask Council to approve an Ordinance for case PD-295R4-HC, Popeyes Restaurant, and authorize the Mayor to sign.

Background:

On June 15, 2023, the Planning and Zoning Commission unanimously recommended approval of this zone change request to approve a Popeyes restaurant. On July 11, City Council unanimously approved this request with the following conditions that have been added to the ordinance:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required showing the revised fire lanes and easements.
3. PD Conditions:
 - a. To allow for the attached building signage of 62.3-sf as shown on the elevations.
 - b. That all other signage shall comply with City regulations.
 - c. The brick on the trash enclosure shall match the brick on the building and have a pedestrian opening.
 - d. Plans for the linear park shall require staff approval.
 - e. Future sidewalk to be constructed by property owner when deemed necessary by the City Engineer.

Benefit to the Community:

This will add another restaurant option for residents.

Legal Review:

Yes

Fiscal Impact:

This will generate additional sales tax revenue.

Recommendation:

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Detail Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D - Building Elevations
6. Exhibit E - Signage