



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 11, 2023

Reference: Continued Public Hearing: Consider approval of PD-295R2-HC, Popeyes Chicken Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R2-HC (Planned Development-295 Revision 2-Highway Commercial), to approve a Detail Site Plan for a Popeyes Chicken sit down/drive-thru restaurant, on 0.97 acres of property, located on the south side of SH 121, between Freeport Parkway and Northwestern Drive, just southwest of the proposed Starbucks, at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.

2040: Create Business & Innovation Nodes

Introduction:

The purpose of this item is to conduct a public hearing and consider approval of a zoning change and Detail Site Plan for a Popeye's Chicken. This site will have a sit-down component, as well as a drive-through. There are two drive-through lanes proposed with approximately six stacking spaces each. The building itself will be approximately 2,571-sf. There are 26 parking spaces proposed. The majority of the parking spaces will be located interior to the site with eight parking spaces on the SH 121 frontage side. An access road to the rear of the site will provide additional connection and circulation.

Background:

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurant, and office uses on 8.6 acres. The endcaps of the block have been spoken for with the existing QT (QuikTrip) being approved in 2019 and approval of a Sheraton Four Points Hotel in 2020, which has yet to be constructed. The western portion of the block is proposed to contain this proposed Popeyes Chicken restaurant adjacent to the hotel and south of the QT fuel station. The proposed Starbucks adjacent to this project was withdrawn at the March 28th City Council meeting. This item was asked to be continued by the developer at that same March 28th meeting. Staff has not received any new information about this request.

On February 16, 2023, the Planning and Zoning Commission recommended APPROVAL of PD-295R2-HC, subject to following conditions:

1. There may be additional comments during the Detail Engineering review.
2. ~~Revise the landscape plans and calculations to reflect changes.~~
3. PD Conditions:
 - a. Allow for the attached building signage of 62.3-sf as shown on the elevations.
 - b. All other signage shall comply with City regulations.

- c. Plans for the linear park shall require staff approval.
- d. Trash enclosures should match the brick on the building and have a pedestrian opening.

Benefit to the Community:

This will give additional restaurant opportunities to the residents of Coppel.

Legal Review:

No

Fiscal Impact:

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

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of the PD request subject to staff conditions listed above.

Attachments:

1. PZ Staff Report
2. Detail Site Plan
3. Landscape Plan
4. Building Elevations & Material Board
5. Signs