

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE No.: PD-295R5-HC, Tim Hortons**

**P&Z HEARING DATE:** June 15, 2023

**C.C. HEARING DATE:** July 11, 2023

**STAFF REP.:** Mary Paron-Boswell, AICP Senior Planner

**LOCATION:** South side of SH 121 between Freeport Parkway and Northwestern Drive.

**SIZE OF AREA:** 0.76 acres

**CURRENT ZONING:** PD-295-HC (Planned Development 295 - Highway Commercial)

**REQUEST:** PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R5-HC (Planned Development-295 Revision 5-Highway Commercial, to approve a Detail Site Plan for a Tim Hortons restaurant and drive-thru on 0.76 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, southwest of the QT (northeast of the proposed Popeyes), at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.

**APPLICANT:**

**Engineer:**

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**Owner:**

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**HISTORY:**

In 2003, the City Council revised the Future Land Use Plan, allowing the rezoning of property along the freeways from Light Industrial to Highway Commercial in order to “allow the landowners significant flexibility in development options to take advantage of the highway access while assuring compliance with the vision for the City’s most visible corridors”. The *2030 Comprehensive Plan* reinforced this vision by designating this property as **Freeway Special District**.

In 2019, City Council approved a Concept Plan for a gas station, hotel, retail, restaurants and office uses on 8.6 acres, and a Detail Site Plan for a QT convenience store with gas pumps fronting on Freeport Parkway. The QT gas station has since been constructed. In August of 2020, City Council approved a Detail Site Plan for

a 73,190-sf Sheraton Four Points Hotel, which has not yet been constructed. Earlier this year a proposed Starbucks for this location was withdrawn.

**HISTORIC COMMENT:** This property has no noted historical significance.

**TRANSPORTATION:** SH 121 is a state highway built to standard.  
Freeport Parkway is a six-lane divided thoroughfare.  
Northwestern Drive is a local street.

**SURROUNDING LAND USE & ZONING:**

North: QuikTrip (PD-295-HC)  
South: Vacant Land – Approved for Sheraton Four Points Hotel (PD-295R-HC)  
East: Vacant Land – (PD-295-HC)  
West: SH 121 and city limits

**COMPREHENSIVE PLAN:**

*Coppell 2030, A Comprehensive Master Plan*, shows this property as appropriate for Freeway Special District.

**DISCUSSION:**

The endcaps of the block have been spoken for with the existing QT (QuikTrip) and approval of a Sheraton Four Points Hotel which has yet to be constructed. The western portion of the block is proposed to contain a Popeyes Chicken restaurant adjacent to the hotel and this proposed Tim Hortons restaurant adjacent to the QT. Tim Hortons is a coffee and bakery, originating in Canada in the 1960's and this is one of the first locations in Texas. They have locations in Houston and Katy currently. The original proposal for the overall development showed a focal point area that contained a walkway/linear park that went down the center of the site and connected the QT site to the previously approved hotel site. This area would be amenitized and one of the PD conditions will require that the details of the focal point area require staff approval and shall be in place with the development of the buildings at the eastern portion of the property. The property itself will need to be replatted to align with the proposal and prior to any permits granted for construction.

**Site Plan**

The existing driveway from SH 121 frontage road will serve as the main entrance to the site. As the rest of the block develops, additional driveways, access easements and fire lanes will connect the different developments on this site. This site will have a sit down and drive-through. Two drive-through lanes are proposed with approximately 11 stacking spaces. The building itself will be approximately 1,600-sf and have 17 parking spaces. The majority (11) of the 17 parking spaces will be located on the SH 121 frontage side and will require a variance since the HC district requires that no more than 50% of the parking be in the front yard. The remaining six are located alongside the building. A fire lane and mutual access easement to the rear of the site will provide additional connection and circulation.

### **Building Elevations**

The building itself will be approximately 1,600-sf and rectangular in shape. The building will be a combination of brick, Nichiha, EIFS with storefront frame. The brick, Nichiha and EIFS for this proposed restaurant will match the proposed Popeyes restaurant to the southwest. Large windows will also make up the front portion of the building. A metal canopy will also accentuate the drive-through pick-up window portion of the building.

### **Landscaping**

This site is less than two acres and requires 30% landscaping on-site which can include up to 5% enhanced paving, which this site has provided. The SH 121 frontage has a landscape area that is approximately 22-ft in depth, and larger outside of the parking area. Additional landscaping is provided surrounding the drive through area and along the main drive separating this site from the proposed Popeyes Restaurant. Approximately 23 trees will be planted on site. Additional shrubs and groundcover will line the landscape areas around the entire site.

### **Signage**

A monument sign 4-ft wide by 4-ft high will be situated by the SH 121 frontage road entrance. It will be the same style as the proposed Popeyes, which will be on a concrete pad and have a brick base and surround that will match the building. An additional wall sign is proposed for the building. As proposed, the wall signage will require a variance to the allowable building signage area. The allowable building signage is calculated as one square foot of signage for each linear foot of front facade. This same request was previously approved for Hat Creek Burger and is being requested for Popeyes. This would be spread out to allow for their logo on the front of the building. In this case the front façade is approximately 33 feet wide. They are requesting to use the side elevation (49.7 -lf) for this calculation, to allow for a 49.8-sf sign as shown. No other signage is proposed for the building. All other signage would need to comply with city ordinances.

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

Staff is recommending APPROVAL of the request subject to the following conditions:

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 49.8-sf as shown on the elevations.
  - b. All other signage shall comply with City regulations.
  - c. Plans for the focal point/linear park shall require staff approval.
  - d. Parking shall be allowed in the front yard as shown.
  - e. The brick on the trash enclosure shall match the brick on the building and have a pedestrian opening.
  - f. Future sidewalk to be constructed by property owner when deemed necessary by the City Engineer.

**ALTERNATIVES:**

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

**ATTACHMENTS:**

1. Detail Site Plan
2. Landscape Plan
3. Building Elevations
4. Signage