



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 10, 2023

Reference: Consider approval of an ordinance for PD-308R-C, Kroger Fuel Station, a zoning change request from PD-308-C (Planned Development-308-Commercial) to PD-308R-C (Planned Development-308 Revised-Commercial), to allow a revised site plan for a new fuel service station with five (5) fuel pumps located at 950 E. Sandy Lake Road; and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to ask City Council to approve an Ordinance for case PD-308R-C, Kroger Fuel Station, and authorize the Mayor to sign.

Background:

On August 17, 2023, this request was recommended for approval by the Planning & Zoning Commission (6-0). On September 12, 2023, the item was approved by the Coppell City Council (5-1), subject to the following conditions:

1. That, except as amended herein, the property and PD 308-C shall be developed in accordance with the previous development regulations.
2. The hours of operation for the drive through pharmacy window shall not exceed:
9 a.m. to 9 p.m. - Monday through Friday,
9 a.m. to 7 p.m. -Saturday, and
10 a.m. to 6 p.m. on Sunday.
3. The exterior lights on the north and west perimeter of the property may be illuminated and maintained in accordance with the glare and lighting standards of the Zoning Ordinance.
4. In addition to the original regulations, as amended, no outside storage of materials or goods will be permitted under the fuel station canopy.
5. An additional 40 square-foot monument sign for fuel pricing shall be constructed and maintained as shown on the Site Plan and Signage Plans.
6. The entire site shall have 300 parking spaces, inclusive of Americans with Disabilities regulations as provided on the Site Plan.

7. The hours of operation of the fuel bays shall be 6 a.m. to 12 a.m. daily.
8. Exterior canopy lighting shall emit no greater than 50.5 fc as provided in the Photometric Plan.
9. The proposed trees as provided in the Landscape Plan shall be planted and kept in a healthy growing state to mitigate any aperture in screening, regardless of the current state of the tree configuration.
10. Address light screening towards the residential areas and landscaping deficiencies.
11. The fuel trucks are allowed to enter and exit from Sandy Lake with circulation around the perimeter of the site, or the fuel truck operator may make a route variation to exit onto MacArthur from 8 p.m. to 6 a.m.

Condition 11 conflicts with an existing condition related to the delivery hours not being allowed from 10 p.m. until 6 a.m. In consultation with the City Attorney, it was established that the intent was not to repeal the already approved delivery hours. Therefore, the ordinance has been drafted to reflect the primary fuel delivery truck route (circling the building) being allowed between the hours of 6 a.m. to 10 p.m. and the alternative route (u-turning onto MacArthur) only being allowed between 8 p.m. to 10 p.m. (See Fuel Truck Route Diagram attached)

Benefit to the Community:

This will give more fueling 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 Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

Attachments:

1. Fuel Truck Route Diagram
2. Ordinance
3. Exhibit A – Legal Description
4. Exhibit B – Site Plan
5. Exhibit C – Landscape Plan
6. Exhibit D – Tree Survey
7. Exhibit E – Elevations
8. Exhibit F – Signage Plan
9. Exhibit G – Photometric Plan