

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-325-R, M.P. McDonalds Addition, Lot 1, Block A (McDonalds)

P&Z HEARING DATE: September 18, 2025

C.C. HEARING DATE: October 14, 2025

STAFF REP.: Mary Paron-Boswell, AICP, Sr. Planner

LOCATION: 125 S. Denton Tap Road

SIZE OF AREA: 0.897 acres of property

CURRENT ZONING: R - Retail

REQUEST: A zoning change request from R (Retail) to PD-325-R (Planned Development 325-Retail) to allow a new McDonalds restaurant building totaling 4,180 sf on the existing McDonalds site totaling 0.897 acres of land located on the southwest quadrant of Sandy Lake Road and Denton Tap Road, at 125 S. Denton Tap Road.

APPLICANT:	Owner: McDonalds 110 Carpenter St. Chicago, IL 60607	Engineer: Langan Engineering 2999 Olympus Blvd, Suite 165 Dallas, Texas 75019
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HISTORY: This property was developed as a McDonalds in 1987. The original building was 3,981-sf in size. Over the years the site has undergone some minor changes – added a double drive through. Plans were approved in 2023 to add a third drive-through window, which was not constructed, opting for a new building instead.

HISTORIC COMMENT: This property does not have any historic significance.

TRANSPORTATION: Denton Tap Road is a six-lane divided thoroughfare.

SURROUNDING LAND USE & ZONING:
North: Capital One Bank – R (Retail)
South: 151 Coffee – PD-214R9R-C
East: Shopping Center – PD-209R6-C
West: Arbor Manors Subdivision; PD-214R2-SF-9

COMPREHENSIVE PLAN: The *Amended Coppel 2030 Comprehensive Master Plan* shows this property as Mixed Use Community Center (No Residential).

DISCUSSION:

There is an existing McDonalds restaurant on this site currently. The existing restaurant would be demolished and replaced with a new 4,180-sf McDonalds restaurant with a drive-through. The restaurant will provide dine-in and drive-through services. According to their website, the restaurant currently has lobby hours from 5a.m. to 10 p.m., Monday – Friday and 6 a.m. to 10 p.m. Saturday and Sunday. Drive-through hours are 5 a.m. to 4 a.m., Monday – Friday and 6 a.m. to 4 a.m. Saturday and Sunday. There are no plans to change these hours.

Site Plan

The proposed building is slightly larger than the existing building at 4,180-sf. The site will maintain its double drive-through and will have three windows (drive-through, pay, and pickup windows). The on-site parking on the north and south of the building is angled and striped for a one-way direction. The parking along Denton Tap is 90-degree parking. There will be a trash enclosure in the same location as the existing at the rear and a dry storage area at the rear of the site as well. There is a parking variance being requested. The proposed site plan shows 35 parking spaces and 13 drive-through spaces. The ordinance requires restaurants to have 1 parking space per 100 square feet of restaurant space, thereby requiring 41 spaces. Based on discussions with the applicant's representative, the majority of their sales are through the drive-through. Staff has no objection to this request.

Building Elevations & Signage

The building will be a combination of brick, stucco and a metal wall panel system along the upper portion of the building and aluminum batten vertical accents. As mentioned earlier, there is an indoor dining area and a double drive-through with three windows. Signage shown on the buildings are for illustrative purposes only. Signage will need to comply with City requirements. They are proposing a monument sign on Denton Tap Road. The ordinance allows for a 40-sf monument sign for commercially zoned properties under two acres in sizes, and a maximum four (4) feet in height. This is measured from grade level to the top of the sign. They are requesting an exception to this to allow them to have a monument sign that is three and a half (3'-6") foot wide but five (5) foot in height, versus the maximum four (4) foot in height that is allowed. The location of the sign is in a parking island set back from the street approximately 16 feet due to existing easements. The site slopes down from Denton Tap to the parking lot, so the taller sign will allow for better visibility due to easement constraints. Staff is in favor of this request.

Landscaping

The landscaping for this site will be improved with additional trees around the perimeter and shrubs along the parking areas and building. The landscaping along Denton Tap will remain the same width – 14-ft, in lieu of the 15-ft, as the fire lane in this area is set and follows the other developments in this section of Denton Tap. They are providing decorative paving in the parking area adjacent to the building on the north side.

RECOMMENDATION:

Staff is recommending APPROVAL of PD-325-R, subject to the following PD conditions:

1. To allow for a restaurant with two drive-throughs as presented.
2. To allow for the landscaping as presented.
3. Hours of operation to remain the same; Lobby hours from 5am to 10pm and drive-through hours are 24 hours a day every day.
4. Approve the requested monument sign. All proposed building signage shall require a separate submittal and permit.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Site Plan
2. Landscape Plan
3. Building Elevations
4. Floor Plan
5. Monument Sign