



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: July 11, 2023

Reference: Consider approval of an ordinance for PD-308-C, Kroger Fuel Station, a zoning change request from S-1098R2-C (Special Use Permit-1098 Revision 2-Commercial) to PD-308-C (Planned Development-308-Commercial), to allow a new fuel service station with 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 Council to approve an Ordinance for case PD-308-C, Kroger Fuel Station, and authorize the Mayor to sign.

Background:

On May 18, 2023, this request was recommended for approval by the Planning and Zoning Commission (5-1). On June 13, 2023, the item was approved by the Coppell City Council (5-2), subject to the following conditions:

1. No outside storage of materials or goods will be permitted under the fuel station canopy.
2. An additional 40 square-foot monument sign for fuel pricing shall be allowed as shown on the Site Plan and Signage Plans.
3. A parking deficiency of 11 parking spaces shall be allowed as noted on the Site Plan.
4. The hours of operation of the gas pumps shall be 6 a.m. to 12 a.m. daily. Lights shall be dimmed to minimum acceptable city standards between 12 a.m. and 6 a.m.
5. Ensure the proposed trees are planted to mitigate any gaps in screening. Stumps/roots on the west side will need to be removed prior to planting.
6. Lights on the north and west perimeter be allowed to be turned on and maintained in accordance with the glare and lighting standards of the Zoning Ordinance.
7. Modify the previous pharmacy SUP condition to include the word “drive thru” for clarification purposes.
8. Increase Sunday pharmacy drive thru hours from “10 a.m. to 4 p.m.” to “10 a.m. to 6 p.m.”
9. Address light screening towards the residential areas and landscaping deficiencies.
10. Fuel deliveries are restricted between the hours of 3 p.m. - 4 p.m., Monday through Friday.

These conditions have been included in the ordinance. Prior to the Council Meeting, it was conveyed to the applicant that, if warranted after the installation of the gas pumps, Kroger shall fund its share of the cost to install a traffic signal at the intersection of Village Parkway and MacArthur Boulevard. This has also been included as a condition of the ordinance.

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