



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 14, 2025

Reference: Public Hearing: Consider approval of PD-325-R, a zoning change request from R (Retail) to PD-325-R (Planned Development 325- Retail) to approve a Detail Site Plan for 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.

2040: Create Business and Innovation Nodes

Introduction:

This public hearing is presented for Council consideration of a zoning change to allow for a new McDonald's at 125 S. Denton Tap Road.

Background:

There is an existing McDonalds restaurant on this site currently. The existing restaurant is proposed to be demolished and replaced with a new 4,180-sf McDonalds restaurant with a double drive-through. The restaurant will continue to provide dine-in and drive-through services. Staff has no objection to the exceptions requested by the applicant.

The proposed building is slightly larger than the existing building. The site will maintain a double drive-through and will have three windows (drive-through pay, and two pickup windows). The on-site parking on the north and south of the building is angled and striped for a one-way direction.

There is a parking variance being requested. The required number of parking spaces is 41 based on the size of the building. The proposed site plan shows 35 parking spaces and 13 drive-through spaces. Based on discussions with the applicant's representative, the majority of their sales (72%) are through the drive-through.

The applicant is also requesting an exception to allow a monument sign that is three and a half (3'-6") foot wide but five (5) foot in height, in lieu of the maximum four (4) foot in height that is allowed, due to site constraints. 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.

The final exception is related to the 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.

Benefit to the Community:

Enhancing the retail and restaurant experiences for Coppell residents.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

None.

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of the request subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. To allow for a restaurant with two drive-throughs as presented.
3. To allow for the landscaping as presented.
4. Hours of operation to remain the same; Lobby hours from 5am to 10pm and drive-through hours are 24 hours a day every day.
5. Approve the requested five (5) foot in height monument sign. All proposed building signage shall require a separate submittal and permit.

The Planning and Zoning Commission added the following conditions:

6. Allow staff to administratively approve a noise reduction plan for the outdoor menu ordering board from 10pm to 7am.
7. Allow staff to administratively approve the location of the monument sign due to on-site utility easements and visibility triangles.