



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 11, 2025

Reference: Consider approval of an Ordinance for 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 at 125 S. Denton Tap 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-325-R, to allow for the operation of a McDonalds restaurant with a drive-through.

Background:

On September 18, 2025, The Planning and Zoning Commission recommended approval subject to the following 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.
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.

On October 16, 2025, the City Council approved the zoning change request with the same conditions.

Benefit to the Community:

This will add another restaurant option for residents.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

N/A

Recommendation:

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

Attachments:

1. Ordinance
2. Exhibit A - Plat
3. Exhibit B – Detail Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Building Elevations
6. Exhibit E – Monument Sign