



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, September 14, 2017

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Doug Robinson

Commissioner Vijay Sarma

Commissioner George Williford

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, will meet in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, September 14, 2017, to be held in Council Chambers at 255 E. Parkway Boulevard.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The purpose of this meeting is to consider the following items:

6:00 p.m. Work Session (Open to the Public) 1st Floor Conference Room

1. Discussion regarding Agenda items.

6:30 p.m. Regular Session (Open to the Public)

2. Call To Order

3. Consider approval of the minutes for August 18, 2017.

Attachments: [DRAFT P&Z Minutes 08-17-17.pdf](#)

4. PUBLIC HEARING:
Consider approval of Case No. PD-157R7-C, Valley Ranch Plaza, a rezoning from PD-157-C (Planned Development 157-Commercial) and PD-157R6-C (Planned Development 157 Revision 6 - Commercial) to PD-157R7-C (Planned Development 157 Revision 7 - Commercial) to allow revisions to the site plan including the addition of a drive-through restaurant and revising the parking, circulation, landscaping and building facades on 4.6 acres of property located at the southwest corner of E. Belt

Line Road and S. MacArthur Blvd., at the request of John Evans, BLMA LTD and BLMA Phase II LTD, being represented by Donald F. Sopranzi, AIA.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Elevations Belt Line.pdf](#)
[Elevations MacArthur.pdf](#)
[Photometric Study.pdf](#)

5.

PUBLIC HEARING:

Consider approval of Case No. PD-206R-H, Conoboy Addition (Pence), a rezoning from PD-206-H (Planned Development 206 - Historic) to PD-206R-H (Planned Development 206 Revised - Historic) to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R on 14,790-square feet of land located at 717 S. Coppel Road, at the request of JET Financial Group being represented by Michael Adams, Firmitas Design.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Cover with Rendering.pdf](#)
[Color Site Plan.PDF](#)
[Elevations.PDF](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Tree Survey.pdf](#)

6.

PUBLIC HEARING:

Consider approval of the Conoboy Addition, Lots 1R and 2R, Block A (Pence) Replat, being a replat of Lot 1 to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R on 14,790-square feet of land located at 717 S. Coppel Road, at the request of JET Financial Group, being represented by Michael Adams, Firmitas Design.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Replat.pdf](#)

7.

PUBLIC HEARING:

Consider approval of Case No. PD-291-H, 705 S. Coppel Road, a rezoning from H (Historic) to PD-291-H (Planned Development 291 - Historic) to allow the occupancy of the existing 1,038-square foot

residential structure for office uses, on 5,444-square feet of land located at 705 S. Coppel Road, at the request of Neda Jaafari, being represented by Technology Building Group.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Elevations.pdf](#)

[Tree Survey.pdf](#)

[Landscape Plan \(4 pages\).pdf](#)

Adjournment

The City of Coppel acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppel-sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Vivyon V. Bowman, ADA Coordinator, or other designated official at (972) 304-3699, or TDD 1-800-RELAY TX, (1-800-735-2989).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This agenda was posted on the City of Coppel bulletin board at Town Center on this _____ day of _____, 20__ at _____ by

_____.