



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, November 19, 2015

6:00 PM

Coppell Town Center - Council Chambers

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**COMMISSIONER EDMUND HAAS  
(CHAIR)**

**COMMISSIONER GLENN PORTMAN  
(VICE CHAIR)**

**COMMISSIONER SUE BLANKENSHIP**

**COMMISSIONER ED DARLING**

**COMMISSIONER VIJAY SARMA**

**COMMISSIONER DOUG ROBINSON**

**COMMISSIONER GEORGE WILLIFORD**

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Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, will meet in Pre-Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, November 19, 2015, to be held at Coppell Town Center, Council Chambers located at 255 E. Parkway Boulevard, Coppell, Texas.

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:

**PRE-SESSION. (Open to the Public) 1st Floor Conference Room**

1. Briefing on the Agenda.

**REGULAR SESSION. (Open to the Public)**

2. Call To Order

3. Consider approval of the minutes for October 15, 2015.

Attachments: [Minutes October 15, 2015](#)

4. PUBLIC HEARING:  
Consider approval of Case No. ZC-626, Sandy Lake & Lodge, N.W.C., to rezone 0.696 acres of property from SF-12 (Single Family-12) to SF-9 (Single Family-9), to allow the retention of the existing home on a

20,421-square-foot lot and the construction of a new home on a 9,913-square-foot lot located at the northwest corner of Sandy Lake Road and Lodge Road, at the request of Rory & Sarah Carrick.  
STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report.pdf](#)  
[Zoning Exhibit .pdf](#)  
[Tree Survey, Lot 1R.pdf](#)  
[Minor Amending Plat.pdf](#)

5.

PUBLIC HEARING:

Consider approval of Case No. S-1195R4-TC, Verizon Wireless, a zoning change request from S-1195R3-TC (Special Use Permit-1195 Revision 3-Town Center) to S-1195R4-TC (Special Use Permit-1195 Revision 4-Town Center), to amend the Special Use Permit to allow a telecommunication tower (being relocated from Andy Brown West) and expansion to the concession/restroom facility to house telecommunication equipment on property located approximately 150 feet east of N. Denton Tap Road and approximately 1,050 feet north of Parkway Blvd. (Andy Brown Central), at the request the City of Coppell being represented by Kathy Zibilich, Griffin Harris PLLC.

STAFF REP.: Gary Sieb

**Attachments:** [Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Three Photos of Site .pdf](#)  
[E-mail from Architect with picture.pdf](#)  
[Site Plan with Notes.pdf](#)

6.

PUBLIC HEARING:

Consider approval of the Revocation of Ordinances No. 91500-A-393 (S-1220-TC) & No. 91500-A-555 (S-1220R-TC), to rescind these ordinances which currently permit telecommunication facilities in Andy Brown West which are being relocated to Andy Brown Central (S-1195R4-TC), at the request of the City of Coppell.

STAFF REP.: Gary Sieb

**Attachments:** [Staff Report.pdf](#)  
[Existing Andrew Brown West.pdf](#)  
[Andrew Brown West Redevelopment Plan .pdf](#)

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7.

PUBLIC HEARING:

Consider approval of Case No. PD-133R7-HC, Liberation Coffee Company, a zoning change request from PD-133R2-HC (Planned Development-133 Revision 2-Highway Commercial) to PD-133R7-HC (Planned Development-133 Revision 7-Highway Commercial), to amend the Detail Site Plan to allow a 1,386-square-foot restaurant (coffee

shop) with outdoor seating to be located at 651 North Denton Tap Road, Suite 200, at the request of Brolen Jourdan, JO Capital, LLC.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Site-Floor Plan.pdf](#)

[Parking Analysis.pdf](#)

[Sign Plan.pdf](#)

8.

PUBLIC HEARING:

Consider approval of Case No. PD-232R-C, Chicken Express, a zoning change request from PD-232-C (Planned Development-232-Commercial) to PD-232R-C (Planned Development-232 Revised-Commercial), to amend the Detail Site Plan for the existing 3,348-square-foot restaurant to change the roof color from "Desert Tan" to "Seattle Red", on 1.1 acres of property located at 136 E. Belt Line Road, at the request of Wes Parnell.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Existing Photosims.pdf](#)

[Proposed Photosims.pdf](#)

9.

**Update on Council action for planning agenda items on November 10,**

**2015:**

A. Case No. PD-213R4-H, Lost Creek PH II, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2-Historic) to PD-213R4-H (Planned Development-213 Revision 4-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) residential/retail units on 0.344 acres of property located at the south east corner of S. Coppel Road and Heath Lane.

B. An Ordinance for Case No. PD-250R21-H, Old Town Addition (Main St), Roots Coffee House, a zoning change from PD-250R18-H & PD-250R19-H (Planned Development-250 Revision 18-Historic & Planned Development-250 Revision 19-Historic) to PD-250R21-H (Planned Development-250 Revision 21-Historic), to amend the Concept Plan and Detail Site Plans to allow the development of a retail/restaurant and a 2nd floor residence totaling 7,818 square feet on approximately 0.24 acres of property located at the northeast corner of Main Street and Houston Street.

C. An Ordinance for Case No. PD-281-LI, Park West Crossing, Lots 2-5, Block A, a zoning change from LI (Light Industrial) to PD-281-LI (Planned Development-281-Light Industrial), to allow the development of four (4) office/warehouse buildings containing a total of 304,200 square feet on 24.06 acres of property located on the south side of Southwestern Boulevard, approximately 700 feet east of Freeport Parkway.

10. Director's Comments.

ADJOURNMENT.

CERTIFICATE

This agenda was posted on the City of Coppell bulletin board at Town Center on this 13th day of November, 2015, at \_\_\_\_\_ by

\_\_\_\_\_  
Juanita A. Miles  
Planning Secretary

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PUBLIC NOTICE STATEMENT FOR ADA COMPLIANCE

The City of Coppell 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 Coppell-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).