



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, September 20, 2018

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Ed Maurer

Commissioner Doug Robinson

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 20, 2018, to be held in the 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 16, 2018.

Attachments: [DRAFT PZ Minutes 9-12-2018.pdf](#)

4. PUBLIC HEARING:

Consider approval of Lot 3R, Block 1 Sandy Lake Crossing, Replat, being a replat of Lot 3, Block 1 to establish fire lanes and easements to allow for a 3,558-square foot bank with drive-through facilities on 0.92 acres of property located at the southwest corner of Sandy Lake and S. Denton Tap (105 S. Denton Tap Road), at the request of Capital One, N.A. being represented by John D. Blacker, Hart Gaugler + Associates.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Replat.pdf](#)

[Site Plan.pdf](#)

5.

PUBLIC HEARING:

Consider approval of PD-214R8-C, Arbor Manors Office - 3 Denton Tap, LLC, a zoning change request from PD-214R2-C (Planned Development-214 Revision 2 - Commercial) to attach a Detail Site Plan for a 3,035-square foot building on 0.701 acres of land (Lot 3), located on Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Cates-Clark & Associates, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Letter.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Developable Area Exhibit.pdf](#)

[Elevations.pdf](#)

6.

PUBLIC HEARING:

Consider approval of PD-205R3-HC, Vista Ridge Addition, Lot 3R, Block D (The Plaza), a zoning change request from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R3-HC (Planned Development-205 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,520-square-foot medical building on 1.39 acres of property located north of the northwest corner of S.H. 121 and Plaza Blvd, at the request of George Mitchell (Questcare Clinic) represented by Elaine Pickering, Baird Hampton & Brown, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan & Tree Survey.pdf](#)

[Photometrics.pdf](#)

[Elevations.pdf](#)

[Signage.pdf](#)

[Renderings.pdf](#)

7.

PUBLIC HEARING:

Consider approval of Vista Ridge Addition, Lot 3R, Block D (The Plaza), being a replat of Lot 3 and 4, Block D to revise the fire lanes and easements to allow a 6,520-square-foot medical building on 1.39 acres of property located of the northwest corner of S.H. 121 and Plaza Blvd, at the

request of George Mitchell (Questcare Clinic) represented by Elaine Pickering, Baird Hampton & Brown, Inc.
STAFF REP.: Mary Paron-Boswell

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

8.

PUBLIC HEARING:

Consider approval of PD-285R2-C, Andy's Frozen Custard, to attach a Detail Site Plan for a 1,600 sq. ft. drive-through and walk up restaurant, with no indoor seating, on 1.21 acres of property located on Sandy Lake Road, west of Denton Tap (180 W. Sandy Lake Road), at the request of LG 214 Woodside Coppell LLC, being represented by Stephen McGuirk, Leon Capital Group.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)
[Pictures of Existing Andy's.pdf](#)
[Initial Elevations Submitted.pdf](#)
[Location Exhibit.pdf](#)
[Site Plan.pdf](#)
[Landscape PlanTree Survey.pdf](#)
[Elevations.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-221R9R2-HC, Homewood Suites, a zoning change request from PD-221R9R-HC (Planned Development-221 Revision 9 Revised-Highway Commercial) to PD-221R9R2-HC (Planned Development-205 Revision 9 Revision 2 -Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 129-room suite (residence) hotel on 3.024 acres of property located on Point West Boulevard, approximately 100 feet south of Dividend Drive at the request of Trophy Lodging, LTD, being represented by Travis Bousquet, the Bousquet Group.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)
[Homewood Suites Guests - Coppell.pdf](#)
[Homewood Suites- Information.pdf](#)
[Sign Package.pdf](#)
[Overall Site Plan.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[First Floor Plan.pdf](#)
[Typical 2nd-5th Floor Plan.pdf](#)
[Building Elevations.pdf](#)

10. Update of Council approval for Planning agenda items on September 11, 2018:
- A. Ordinance for PD-197R5-H, Live/Work Lot 1, Block A, Old Coppell Townhomes (Robertson)
 - B. Ordinance for PD-242R4-HC, Holiday Inn Express
 - C. PD-217R3-C, Doggie's Wonderland
 - D. PD-250R24-H, Coppell Arts Center

Adjournment

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 Kori Konon, ADA Coordinator, or other designated official at (972) 304-3699, or TDD 1-800-RELAY TX, (1-800-735-2989).

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

 Ashley Owens, Planning Secretary