



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, July 19, 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, July 19, 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 June 21, 2018.

Attachments: [DRAFT PZ Minutes 6-21-2018](#)

4. PUBLIC HEARING:
Consider approval of PD-259R-SF-7&9, Blackberry Farm, being a zoning change request from PD-259-SF-7&9 (Planned Development 259-Single Family-7 & 9) to PD-259R-SF-7&9 (Planned Development Revised 259-Single Family-7 & 9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), at the

request of Denton Creek Land Company Ltd. And Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report PD-259R SF-7 & 9.pdf](#)

[Exhibit A - PD Conditions.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Retaining and Screening Wall Exhibit.pdf](#)

[Erosion Control Hazard Setback Exhibit.pdf](#)

[Bridge Exhibit.pdf](#)

[Entry Feature and Common Area Lot 2X.pdf](#)

5. Consider approval of Blackberry Farm, Preliminary Plat, a revised preliminary plat to subdivide 54.8 acres of property to permit the development of 74 single-family lots and nine (9) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report Preliminary Plat.pdf](#)

[Preliminary Plat.pdf](#)

6. Consider approval of Blackberry Farm PH 1, Final Plat, a Final Plat of PH 1 to subdivide 36.5 acres of property to permit the development of 54 single-family lots and eight (8) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report Final Plat, Phase 1.pdf](#)

[Final Plat.pdf](#)

7. PUBLIC HEARING:
Consider approval of PD-197R4-H, Live/Work Lot 1, Block B, Old Coppell Townhomes (Piepkorn), being a zoning change request from PD-197R-H (Planned Development-197 Revised- Historic) to PD-197R4-H (Planned Development-197 Revision 4 - Historic) to attach a Detail Site Plan for one two-story, 3,000 square foot live/work building on 0.255 acres of property located at the southeast corner of S. Coppell Road and McNear Drive, at the request of Shaun Piepkorn, prospective purchaser.

STAFF REP.: Mary Paron-Boswell

Attachments: [PD-197R4-H Staff Report.pdf](#)

[Cover Sheet.pdf](#)

[Detail Site Plan.pdf](#)

[Tree Preservation.pdf](#)

[Landscape Plan and Calculations.pdf](#)

[Floor Plans.pdf](#)

[Elevations.pdf](#)

[Material Board.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-197R5-H, Live/Work Lot 1, Block A, Old Coppell Townhomes (Robertson), being a zoning request from PD-197R-H (Planned Development-197 Revised- Historic) to PD-197R5-H (Planned Development-197 Revision 5 - Historic) to attach a Detail Site Plan for two, two-story 3,000 square foot live/work buildings on 0.27 acres of property located at the northeast corner of S. Coppell Road and McNear Drive, at the request of R.L. Robertson, LLC, being represented by Greg Frnka, GPF Architects.

STAFF REP.: Mary Paron-Boswell

Attachments: [PD-197R5-H Staff Report.PZ.pdf](#)

[Overall Site Plan A1.0.pdf](#)

[Tree Preservation.pdf](#)

[Landscape Plan and Calculations L1.02-L1.03.pdf](#)

[Floor Plan A2.0.pdf](#)

[Elevations A3.0 & A3.1.pdf](#)

[Material Board.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-242R4-HC, Holiday Inn Express, being a zoning change request from PD-242R2-HC (Planned Development-242 Revision 2-Highway Commercial) to PD-242R4-HC (Planned Development-242 Revision 4-Highway Commercial), to revise the Detail Site Plan to allow one five-story hotel, with a minimum of 125 guest rooms on the northern 2.4 acres on property located south of Northpoint Drive, east of S.H. 121 at the request of Northpoint Hotel Group, LLC, being represented by Suketu Patel.

STAFF REP.: Marcie Diamond

Attachments: [PD-242R4-HC, Holiday Inn Express.pdf](#)

[Site Plan.pdf](#)

[First floor Plan.pdf](#)

[Second - Fifth Floor Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations.pdf](#)

10.

Update of Council action for Planning agenda items on July 10, 2018:

- A. Ordinance for PD-221R3R3-HC, Point West - Sun Holdings
- B. PD-292R-SF-12, Coppell Middle School East
- C. Boards and Commissions

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 Vivyon V. Bowman, 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