



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda - Final Planning & Zoning Commission

Thursday, May 19, 2016

6:00 PM

Council Chambers

COMMISSIONER EDMUND HAAS
(CHAIR)

COMMISSIONER GLENN PORTMAN
(VICE CHAIR)

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER ED DARLING

COMMISSIONER VIJAY SARMA

COMMISSIONER DOUG ROBINSON

COMMISSIONER GEORGE WILLIFORD

PRESENT 7

Also present were the Director of Planning, Gary Sieb; Assistant Director of Planning, Marcie Diamond; Sr. Planner, Matt Steer and Secretary, Juanita Miles.

The Planning & Zoning Commission of the City of Coppell met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, May 19, 2016, in the Coppell Town Center, Council Chambers at 255 Parkway Boulevard, Coppell, Texas.

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

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WORK 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 April 21, 2016.

Attachments: [Minutes April 21, 2016.pdf](#)

4. PUBLIC HEARING:

Consider approval of CASE NO. PD-221R9-HC, TRU Hotel, a zoning change request from PD-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R9-HC (Planned Development-221 Revision 9-Highway Commercial), to amend the

Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive, at the request of Trophy Lodging Ltd, being represented by Travis Bosquet of the Bosquet Group, Inc.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[TRU Article from Hotel News.pdf](#)

[Color Board.pdf](#)

[Sign Package.pdf](#)

[Concept Plan.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[First Floor Plan.pdf](#)

[Typical 2nd thru 5th Floor Plan.pdf](#)

[Elevations 1 of 2.pdf](#)

[Elevations 2 of 2.pdf](#)

5.

PUBLIC HEARING:

Consider approval of CASE NO. PD-283-C, North Lake Estates, Lot 19R, (Retail/Residence), a zoning change request from C (Commercial) to PD-283-C (Planned Development-283-Commercial), to allow the development of an approximate 8,000-square-foot, two-story building with the first floor retail and second floor a residence on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard at the request of Thuychi Thi Nguyen, being represented by Jobie Denton, DHR Engineering Inc.

STAFF REP.: Gary Sieb

Attachments: [Staff Report.pdf](#)

[Landscape Plan.pdf](#)

[Site Plan.pdf](#)

[Elevations \(3 Pages\).pdf](#)

[Floor Plan \(2 Pages\).pdf](#)

6.

PUBLIC HEARING:

Consider approval of the North Lake Estates, Lot 19R, Replat, being a replat of Lot 19 of North Lake Estates to establish easements and incorporate an abandoned right-of-way to allow a retail/residence building on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard, at the request of Thuychi

Thi Nguyen, being represented by Robert Richardson, CBG Surveying, Inc.

STAFF REP.: Gary Sieb

Attachments: [Staff Report.pdf](#)

[Replat.pdf](#)

7. PUBLIC HEARING:

Consider approval of CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change request from PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial) to PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial), to revise the Concept Plan for a four-lot commercial development on 6.13 acres of property located north of S.H. 121, approximately 270 feet west N. Denton Tap Road, at the request of Legacy Capital Company, being represented by Don Harrelson, Baird Hampton Brown Engineers.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Concept Site Plan.pdf](#)

[Concept Landscape Plan.pdf](#)

[Tree Survey.pdf](#)

[Conceptual Elevations.pdf](#)

[Sign Plan.pdf](#)

8. PUBLIC HEARING:

Discussion on the reanalysis of the area designated as Mixed Use-Neighborhood Center and Mixed Use-Community Center on the Future Land Use Plan of the Coppell 2030 Comprehensive Master Plan.

STAFF REPS.: Gary Sieb & Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Land Use Analysis Study \(23 Pages\) .pdf](#)

9. Updates on Council action for Planning agenda items on May 10, 2016:

A. An Ordinance for CASE NO. PD-205R2R-HC, Vista Ridge Addition, Lot 6, Block D (The Plaza), a zoning change from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R2R-HC (Planned Development-205 Revision 2 Revised-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,484-square-foot medical building on 1.56 acres of property located at the northwest corner of S.H. 121 and Plaza Blvd.

B. An Ordinance for CASE NO. PD-237R8-HC, Springhill Suites, a

zoning change from A (Agriculture) to PD-237R8-HC (Planned Development-237 Revision 8-Highway Commercial), to attach a Detail Site Plan for a five-story hotel with accessory uses including a conference center on 4.0 acres of property located approximately 200 feet east of South Belt Line Road, north of Hackberry Drive.

C. CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change request from PD-260-R (Planned Development-260-Retail) to PD-260R-R (Planned Development-260 Revised-Retail), to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road.

D. CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change request from PD-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121.

E. CASE NO. PD-282-C, Sonic, a zoning change request from S-1077R2-C (Special Use Permit-1077 Revision 2-Commercial) to PD-282-C (Planned Development-282-Commercial), to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot a drive-up and drive-thru Sonic with an approximately 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road.

F. CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change request from PD-208R2-LI (Planned Development-208 Revision 2-Light Industrial) to PD-208R3-LI (Planned Development-208 Revision 3-Light Industrial), to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway.

10. Director's Comments.

ADJOURNMENT

CERTIFICATE

This agenda was posted on the City of Coppell bulletin board at Coppell Town Center on this 13th day of May at _____ by,

Juanita A. Miles
Planning Secretary

With nothing further to discuss, the meeting was adjourned at approximately 10:21 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary