



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda - Final Planning & Zoning Commission

Thursday, July 21, 2016

6:00 PM

Council Chambers

COMMISSIONER EDMUND HAAS
(CHAIRMAN)
COMMISSIONER SUE BLANKENSHIP

COMMISSIONER GLENN PORTMAN
(VICE CHAIRMAN)
COMMISSIONER ED DARLING

COMMISSIONER VIJAY SARMA

COMMISSIONER DOUG ROBINSON

COMMISSIONER GEORGE WILLIFORD

Notice is hereby given that the Planning & Zoning Commission of the City of Coppel, Texas, will meet in the Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, July 21, 2016, to be held at Coppel Town Center, Council Chambers located at 255 Parkway Blvd., Coppel 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:

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 June 16, 2016.

Attachments: [Minutes June 16, 2016.pdf](#)

4. PUBLIC HEARING:
Consider approval of the Sonic Addition, Lot 1R1, Block A, Replat, being a replat of Lot 1R, Block A, to revise easements and provide additional R.O.W. for Town Center Blvd., to allow the demolition of the existing drive-up restaurant and construction of a new Sonic 1,600-square-foot drive-up and drive-thru restaurant with an approximate 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road, at the request of Margaret Oden.

STAFF REP.: Gary Sieb

Attachments: [Staff Report.pdf](#)

[Sonic Addition Replat.pdf](#)

5.

PUBLIC HEARING:

Consider approval of CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change request from PD-272R-LI (Planned Development-272 Revised-Light Industrial), to PD-272R4-LI (Planned Development-272 Revision 4-Light Industrial), to approve a Detail Site Plan for a 144,465-square-foot office/warehouse building on 10.85 acres of land located approximately 450 feet south of SH 121, west of Freeport Parkway, at the request of Prologis, being represented by David Meinhardt, Meinhardt & Associates Architects, PLLC.

STAFF REP.: Gary Sieb

Attachments: [Staff Report.pdf](#)

[Master Plan Sheet.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Elevations.pdf](#)

[Enlarged Elevations.pdf](#)

...

6.

PUBLIC HEARING:

Consider approval of CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change request from A (Agriculture) and PD-136-LI (Planned Development-136-Light Industrial) to PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial), to incorporate 6.45 acres into the existing Planned Development and approve a Concept Plan for an approximate 115,000-square-foot office/warehouse building on 9.08 acres of land located in the City of Coppell and 0.8 acres located in the City of Grapevine, on property located at the north corner of SH 121 and Patriot Drive, at the request of DCT DFW Trade Center, being represented by Jim DeOtte, James DeOtte Engineering, Inc.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Interlocal Agreement Exhibit .pdf](#)

[Overall Concept Plan.pdf](#)

[Concept Plan \(2 pages\).pdf](#)

[Preliminary Tree Survey.pdf](#)

...

7.

Consider approval of the Blackberry Farm, Preliminary Plat, a preliminary plat to subdivide 54.8 acres of property to permit the

development of 82 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.pdf](#)

[Color Exhibit for PD-259.pdf](#)

[Blackberry Preliminary Plat.pdf](#)

...

8. Consider approval of the Blackberry Farm PH I, Final Plat, a Final Plat of PH 1 to subdivide 36.5 acres of property to permit the development of 55 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Creststone Group, Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.
STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Color Exhibits of PD and Common Areas.pdf](#)

[Blackberry Final Plat Phase I .pdf](#)

9. **Updates on Council action for Planning agenda items on July 12, 2016:**

A. An Ordinance for CASE NO. PD-221R9-HC, TRU Hotel, a zoning change 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.

B. An Ordinance for CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change 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 of N. Denton Tap Road.

C. An Ordinance for the revision of Chapter 12A, of the Comprehensive Land Use Plan, providing for the adoption of an amendment to Coppell 2030 A Comprehensive Master Plan and the land use map thereof; by adding a new land use category, redefining the mixed-use land use categories and revising the Future Land Use Map.

10. **Director's Comments.**

ADJOURNMENT

CERTIFICATE

This agenda was posted on the City of Coppell bulletin board at Coppell Town Center on this 15th day of July at _____ by,

Juanita A. Miles
Planning Secretary

PUBLIC NOTICE STATEMENT FOR ADA COMPLIANCE & OPEN CARRY LEGISLATION

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 makes 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) 462 0022, 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.