



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda - Final Planning & Zoning Commission

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Thursday, August 18, 2016

6:00 PM

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

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, August 18, 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:

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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 July 21, 2016.

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

4.                                  Consider approval of the Duke Lesley Addition, Lot 4R, Block C, (TRU Hotel) Final Plat, being a Final Plat of Lot 4, Block C, to establish a building site and easements for a hotel development on 2.725 acres of property 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](#)

[Final Plat.pdf](#)

5.

**PUBLIC HEARING:**

Consider approval of CASE NO. PD-284-LI, SFS Security Fire Systems, a zoning change request from LI (Light Industrial) to PD-284-LI (Planned Development-284-Light Industrial), to allow the development of an approximate 16,000-square-foot office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway, at the request of SFS Security Fire Systems, being represented by Greg Frnka, GPF Architects, LLC. and to amend the Future Land Use Map of the Comprehensive Plan from "Residential Neighborhood" to "Industrial Special District".

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Letter from Owner.pdf](#)

[Future Land Use Plan Amendment Exhibit .pdf](#)

[Site Plan.pdf](#)

[Tree Mitigation.pdf](#)

[Landscape Plan.pdf](#)

[Elevations.pdf](#)

6.

**Updates on Council action for Planning agenda items on August 9, 2016:**

A. 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.

B. 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.

7.

**DIRECTOR'S COMMENTS.**

**Procedure for Planning Commission Appointment Interviews and Dates.**

**ADJOURNMENT.**

**CERTIFICATE**

This agenda was posted on the City of Coppell bulletin board at Coppell Town Center on this 12th day of August 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.