



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda - Final Planning & Zoning Commission

Thursday, September 15, 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

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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, September 15, 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 August 18, 2016.

Attachments: [Minutes August 18, 2016.pdf](#)

4. PUBLIC HEARING:
Consider approval of the DFW Trade Center, Lot 3, Block 4, Replat/Minor Plat, being a Replat of Tract A, Block 4, of the DFW Trade Center Addition, containing 2.8 acres and a Minor Plat of 7.1 acres of unplatted property to establish a building site and necessary easements to allow the development of an 111,260-square-foot office/warehouse

building on 9.1 acres of property located in the City of Coppell and 0.8 acres of property located in the City of Grapevine at the north corner of SH 121 and Patriot Drive, at the request of DCT DFW Trade Center, being represented by Kyle McCage, James DeOtte Engineering, Inc.
STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Draft - Detail Site Plan-Elevations \(Preliminary\).pdf](#)

[Replat-Minor Plat.pdf](#)

5. Consider approval of the North Gateway Plaza, Lot 4, Block A, Final Plat, being a final plat of Lot 4, Block A, to establish a building site and necessary easements to allow an approximate 2,656-square-foot drive-thru restaurant on 0.81 acres of property located north of SH 121, approximately 270 feet west of N. Denton Tap Road, at the request of Legacy Capital Company, being represented by Matt Moore, ClayMoore Engineering, Inc.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Final Plat.pdf](#)

6. PUBLIC HEARING:
Consider approval of Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change request from C (Commercial) to PD-285-C (Planned Development-285-Commercial), to allow retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of a two-building, 30,800-square-foot, retail expansion on a portion of Lot 3 (3.6 acres), containing a total of 9.4 acres of property located at 110 & 214 W. Sandy Lake Road, at the request of 356 Development, LLC, being represented by Lance Rose, NCA Partners.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Color Perspectives \(5 pages\).pdf](#)

[Site Plan.pdf](#)

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

[Elevations.pdf](#)

7. **Updates on Council action for Planning agenda items on September 13, 2016:**

A. An Ordinance for CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change 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. An Ordinance for CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change 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.

C. 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 and to amend the Future Land Use Map of the Comprehensive Plan from "Residential Neighborhood" to "Industrial Special District".

8. DIRECTOR'S COMMENTS.

ADJOURNMENT.

CERTIFICATE

This agenda was posted on the City of Coppell bulletin board at Coppell Town Center on this 9th day of September, 2016, 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 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).

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.

