



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, January 19, 2017

6:00 PM

Council Chambers

**COMMISSIONER EDMUND HAAS
(CHAIR)**

COMMISSIONER DOUG ROBINSON

**COMMISSIONER GLENN PORTMAN
(VICE CHAIR)**

COMMISSIONER FREDDIE GUERRA

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER VIJAY SARMA

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, January 19, 2017, 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 & Welcome New & Reappointed Commissioners:**
 Commissioner Doug Robinson
 Commissioner Freddie Guerra
 Commissioner George Williford

3. **Nomination & Election of Chairman & Vice Chairman.**

4. Consider approval of the minutes for December 15, 2016.

Attachments: [Minutes for December 15, 2016.pdf](#)

5. Consider approval of a (6) six-month extension to the expiration date of January 22, 2017, for the Blackberry Farm PH I, Final Plat, 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).

STAFF REP.: Marcie Diamond

Attachments: [Cover Memo.pdf](#)
[Extension request.pdf](#)
[Blackberry Final Plat Phase I .pdf](#)

6.

PUBLIC HEARING:

Consider approval of Case No.: S-1113R-SF-7, Church of the Apostles, a zoning change request from S-1113-SF-7 (Special Use Permit-1113-Single Family-7) to S-1113R-SF-7 (Special Use Permit-1113 Revised-Single Family-7), to attach a revised Detail Site Plan for a 6,700-square-foot building expansion into existing parking on seven (7) acres of property located at 322 South MacArthur Blvd, at the request of the Church of the Apostles, being represented by Eric Bartlett, 5G Studio.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Floor Plan.pdf](#)
[Landscape Plan & Tree Survey \(3 Pages\).pdf](#)
[Elevations & Renderings.pdf](#)

7.

PUBLIC HEARING:

Consider approval of Case No.: PD-242R2-HC, ALOFT & Future Hotel, a zoning change request from PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to PD-242R2-HC (Planned Development-242 Revision 2-Highway Commercial), to revise the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 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: [Staff Report.pdf](#)
[Color Rendering.pdf](#)
[Site Plan.pdf](#)
[1st Floor Plan.pdf](#)
[2-5th Floor Plan.pdf](#)
[Existing Tree Plan.pdf](#)
[Landscape Plan.pdf](#)
[Elevation.pdf](#)

8.

Updates of Council action for Planning agenda items on January 10,

2017:

A. 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.

B. CASE NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), to allow the existing eight-foot-tall chain link fence with barbed wire at the top to remain at Middle School North and to eliminate the masonry requirement for the vertical poles on the existing shade structure at Denton Creek Elementary on 24.77 acres of property located at 120 & 250 Natches Trace, respectively.

C. CASE NO. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) & PD-250R-H (Planned Development-250 Revised-Historic) to PD-250R23-H (Planned Development-250 Revision 23-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 12 single-family lots fronting Burns Street, one common area lot and dedication of right-of-way on 1.65 acres of property located at the northwest corner of S. Coppell Road and Burns Street.

9. 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 January, 2017 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.