



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda - Final Planning & Zoning Commission

Thursday, February 16, 2017

6:00 PM

Council Chambers

**COMMISSIONER EDMUND HAAS
(CHAIR)**

**COMMISSIONER GLENN PORTMAN
(VICE CHAIR)**

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER FREDDIE GUERRA

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 Coppell, Texas, will meet in the Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, February 16, 2017, to be held at Coppell Town Center - Council Chambers located at 255 Parkway Blvd., Coppell 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 January 19, 2017.

Attachments: [Minutes for January 19, 2017.pdf](#)

4. PUBLIC HEARING:
Consider approval of CASE NO. PD-289-C, Coppell Middle School West Addition, a zoning change request from C (Commercial) to PD-289-C, (Planned Development-289-Commercial), to allow the

conversion of Coppell Middle School to a Ninth-Grade Center on 42.7 acres located at 1301 Wrangler Circle, at the request of Louis Macias, CISD.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[MEMO MS West Resubmittal Requirements - Portable Buildings & Demo.pdf](#)

[Temporary Construction Fence Logistic Plan.pdf](#)

[Overall Site Plan \(CS 1.0\).pdf](#)

[Enlarged Site Plan 'A' \(CS 1.0A\).pdf](#)

[Enlarged Site Plan 'B' \(CS 1.0B\).pdf](#)

[Traffic Management Plan \(CS 1.0C\).pdf](#)

[Elevations \(2 Pages\).pdf](#)

5.

PUBLIC HEARING:

Consider approval of CASE NO. PD-221R3R2-HC, Point West, PH 2, a zoning change request from PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial) to PD-221R3R2-HC (Planned Development-221 Revision 3 Revision 2-Highway Commercial), to attach a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 2.9 acres of property located along the north side of IH-635, approximately 350 feet west of S. Belt Line Road, at the request of Miguel Villarreal, Sun Holdings, being represented by Greg Guerin, East Star Design.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Approved Concept Site Plan .pdf](#)

[Site Plan.pdf](#)

[Landscape Plans.pdf](#)

[Elevations.pdf](#)

6.

PUBLIC HEARING:

Consider approval of CASE NO. PD-290-LI, BMSC/Naterra No. 2, a zoning change request from HC (Highway Commercial) and LI (Light Industrial) to PD-290-LI (Planned Development-290-Light Industrial), to approve a Detail Site Plan for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road at the request of SFPLP Holdings Management Company, being represented by Alan B. LaFon, Halff Associates, Inc. and to approve an amendment to the Coppell 2030 Comprehensive Master Plan, to designate this area as "Industrial Special District".

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Land Use Amendment .pdf](#)

[Color Renderings.pdf](#)

[Site Plan.pdf](#)

[Tree Mitigation.pdf](#)

[Landscape Plans.pdf](#)

[Building Elevations.pdf](#)

7.

PUBLIC HEARING:

Consider approval of the Gateway Business Park No. 2, Lots 1R & 3, Block A, Minor Plat/Replat, being a minor plat of 7.38 acres and a replat of 4.34 acres to establish a building site and easements for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road at the request of SFPLP Holdings Management Company, being represented by Alan B. LaFon, Halff Associates, Inc.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Replat Minor Plat.pdf](#)

8.

Updates of Council action for Planning agenda items on February 14, 2017:

A. An Ordinance for Case No. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change 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. Coppel Road and Burns Street.

B. An Ordinance for Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change 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.

C. APPEAL/Case No. PD-287-SF-7, Coppel 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.

D. 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.

E. 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.

9. Director's Comments.

ADJOURNMENT

CERTIFICATE

This agenda was posted on the City of Coppell bulletin board at Coppell Town Center on this 10th day of February, 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.