



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, May 18, 2017

6:00 PM

255 Parkway Blvd.

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**Commissioner Edmund Haas  
(CHAIR)**

**Commissioner Glenn Portman  
(VICE CHAIR)**

**Commissioner Sue Blankenship**

**Commissioner Freddie Guerra**

**Commissioner Doug Robinson**

**Commissioner Vijay Sarma**

**Commissioner George Williford**

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, will meet in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, May 18, 2017, to be held in the Council Chambers at Town Center, 255 E. Parkway Boulevard.

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:

**6:00 p.m.      Work Session      (Open to the Public)      1st Floor Conference Room**

1. Discussion regarding Agenda items.

**6:30 p.m.      Regular Session      (Open to the Public)**

2. Call To Order

3. Consider approval of the minutes for April 20, 2017.

**Attachments:** [Minutes for April 20, 2017.pdf](#)

4. PUBLIC HEARING:  
Consider approval of Case No. PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), a zoning change request from R (Retail) to PD-286R (Planned Development-286-Retail), to allow the development of office, retail and restaurant uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., at the request of Biladi Investments, LLC, being represented by Mori Akhavan, Mori's Engineering, Inc., and to amend

the Future Land Use Plan of the Comprehensive Plan from “Urban Residential Neighborhood” to “Neighborhood Center Retail” on property located along the east side of S. Denton Tap Road, between E. Bethel Road and the DART R.O.W., west of the centerline of the creek, containing approximately 8 acres of land.

STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report with Land Use Attachment.pdf](#)

[Site Plan.pdf](#)

[Tree Survey.pdf](#)

[Landscape Plan.pdf](#)

[Elevations.pdf](#)

5. Consider approval of Gateway Business Park, Lot 1R-2, Block 2, Site Plan Amendment (Haverty’s), to allow a 156,150-square-foot expansion to the existing 273,074-square-foot warehouse/showroom facility, with additional trailer storage areas on 26.88 acres of property located at 770 Gateway Boulevard, at the request of Haverty Furniture Companies, being represented by Jason Weaver, Goodwin & Marshall, Inc.  
STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report.pdf](#)

[Site Plan.PDF](#)

[Landscape Plan.PDF](#)

[Tree Survey.PDF](#)

[Building Elevations.pdf](#)

6. PUBLIC HEARING:  
Consider approval of Gateway Business Park, Lot 1R-2 and 3A-R, Block 2, Replat (Haverty’s), being a replat of Lot 1R and 3A, Block 2 to relocate the mutual lot line and provide necessary easements to allow a 156,150-square-foot expansion to the existing 273,074-square-foot warehouse/showroom facility on Lot 1R-2, on 43.28 acres of property located along the north side of Gateway Boulevard, south of the DART R.O.W. at the request of Haverty Furniture Companies, being represented by Jason Weaver, Goodwin & Marshall, Inc.  
STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report.pdf](#)

[Replat.pdf](#)

7. Update of Council action for Planning agenda item on May 9, 2017:  
A. Ordinance for S-1261-C, Wing Stop

## Adjournment

This agenda was posted on the City of Coppell bulletin board at Town Center on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ by \_\_\_\_\_.

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.