



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, October 19, 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 October 19, 2017, to be held in Council Chambers at 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 September 14, 2017.

**Attachments:** [DRAFT P&Z Minutes 09-14-17.pdf](#)

4.                      Consider approval of the North Gateway Plaza, Lot 1, Block A Final Plat, being a Final Plat of 5.32 acres of property to establish necessary easements and fire lanes to allow the development of an approximate 41,000 square foot commercial development (a fitness center) on property located in the northwest quadrant of S.H. 121 and Denton Tap Road, at the request of Gateway, Ltd, represented by Don Harrelson, Baird Hampton & Brown Engineers.  
STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Final Plat.pdf](#)

5.

**PUBLIC HEARING:**

Consider approval of Case No. S-1262-LI, Driversselect, (Four Seasons Addition, Lot 1), a zoning change from LI (Light Industrial) to S-1262-LI (Special Use Permit-1262) to allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at the southeast corner of West Sandy Lake Road and South Royal Lane; further identified as 100 S. Royal Lane, at the request of MLRP 100 Royal LTD PS, being represented by Steve Hall, Driversselect.

STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report.pdf](#)  
[Narrative .pdf](#)  
[Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Floor Plan.pdf](#)  
[Sign Exhibit.pdf](#)

6.

**PUBLIC HEARING:**

Consider approval of PD-214R7-C, Arbor Manor Retail (Great Expressions), a zoning change request from PD-214R6-C (Planned Development-214 Revision 6-Commercial) to PD-214R7-C (Planned Development-214 Revision 7-Commercial), to allow an oversized 53 square foot sign, on a lease space currently permitted to have a 36 square foot sign at 143 S. Denton Tap Road, Suite #180; at the request of AM-Shoppers at Coppell Manors, LLC being represented by Garry Potts, Professional Permits.

STAFF REP.: Marcie Diamond

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

7.

Update of Council action for Planning agenda items on September 26 & October 10, 2017:

- A. S-1029R-LI, Mechanical Garage
- B. PD-240R4R2-HC, North Gateway Plaza
- C. PD-157R7-C, Valley Ranch Plaza
- D. PD-206R-H, Conoboy Addition (Pence)
- E. PD-291-H, 705 S. Coppell Road

**Adjournment**

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.

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