



# City of Coppel, Texas

255 Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, December 21, 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 Coppel, Texas, will meet in Work Session at 6:00p.m. and in Regular Session at 6:30 p.m., on Thursday, December 21, 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 November 16, 2017.

**Attachments:** [DRAFT P&Z Minutes 11-16-17](#)

4. PUBLIC HEARING:  
Consider approval of Case No. S-1263-C Biryani Express, (Coppel Crossing Addition, Lot 5, Block 1) a zoning change request from C (Commercial) to S-1263-C (Special Use Permit-1263-Commercial) to allow a grocery store, restaurant and retail sales in 3,466 square foot lease space to be located in Suite 505 of 751 S. Macarthur Blvd, on 1.07 acres of land, at the request of Biryani Express, being represented by Israel Villarreal, Cinco Construction.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report](#)

[Narrative](#)

[Site Plan](#)

[Floor plan](#)

[Elevations](#)

[Sign Exhibit](#)

5.

PUBLIC HEARING:

Consider approval of Case No. S-1262R-LI, Driversselect (Fellowship of Las Colinas Addition, Lot 2R1, Block 1), a zoning change from LI (Light Industrial) to S-1262R-LI (Special Use Permit-1262 Revised) to allow for vehicle parking and staging on the existing parking lot in conjunction with S-1262-LI on approximately 7.67 acres of land located west of the terminus of Gateview Blvd, at the request of Fellowship Church, being represented by Steve Hall, Driversselect.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report SUP](#)

[Drivers Select - SUP Site Plan](#)

[Tree Survey - Landscape Plan](#)

6.

PUBLIC HEARING:

Consider approval of Fellowship of Las Colinas Addition, Lots 2R1 and 2R2, Block 1, being a replat of Lot 2, Block 1 of the Fellowship of Las Colinas Addition into two lots to allow the sale of Lot 2R1 for a parking facility in conjunction with S-1262R-LI, Driversselect, on approximately 13.8 acres of land located west of the terminus of Gateview Blvd, at the request of Fellowship Church, being represented by Steve Hall, Drivers Select.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report Replat](#)

[Replat](#)

7.

PUBLIC HEARING:

Consider approval of PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District, being represented by Louis Macias, Jr. Director of Facilities, CISD.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)

[Site Plan \(C3\)](#)

[Enlarged Site Plans \(C3a and C3b\)](#)

[Bleachers \(C4\)](#)

[Press Box \(C5\)](#)

[Concession Building Elevations \(C6\)](#)

[Field Lighting \(C7\)](#)

[Photometric Study](#)

8. Update of Council action for Planning agenda item on December 12, 2017:  
A. Ordinance for S-1262-LI, Driversselect

#### 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 \_\_\_\_\_.