



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, February 15, 2018

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Ed Maurer

Commissioner Doug Robinson

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, February 15, 2018, 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 January 18, 2018.

Attachments: [DRAFT PZ Minutes 1-18-2018](#)

4. PUBLIC HEARING:
Consider approval of Pecan Creek Addition, Lot 2A, Block A, Replat, being a replat of Lot 2, Block A, to establish fire lanes and necessary easements to allow the development of office and retail 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.
STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)
[Approved Site Plan](#)
[Replat](#)

5. PUBLIC HEARING:
Consider approval of PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on Lot 2B1 and the approval of Concept Plan for Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, at the request of Riverchase Realty LLC, being represented by Geoff Walker.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)
[Site Plan](#)
[Tree Survey](#)
[Landscape Plan](#)

6. PUBLIC HEARING:
Consider approval of Sherrill Acres, Lot 2B1 and 2B2, Block 1, Replat, being a replat of Lot 2B, Block 1 into two lots to allow the retention of the existing office on Lot 2B1 and the sale of Lot 2B2 for future office on 1.44 acres of property located at 1703 East Belt Line Road, at the request of Riverchase Realty LLC, being represented by Geoff Walker.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)
[Replat Lot2B](#)

7. Consider approval of Village of Cottonwood Creek Retail, Site Plan, being a site plan for an 5,860 square-foot retail, medical, and office building on 0.98 acres of land zoned R (Retail) located at the northeast corner of Sandy Lake Road and North Coppell Road, at the request of KADRSM LLC, being represented by MD Mozar Islam, P.E.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)
[Site Plan](#)
[Landscape Plan](#)
[Building Elevations](#)
[Rendering](#)
[Photometric Study.pdf](#)

8. Consider approval of Village of Cottonwood Creek Retail Addition, Lot 1, Block A, Minor Plat, being a minor plat containing 0.98 acres of land zoned Retail (R) located at the northeast corner of Sandy Lake Road and North Coppell Road, at the request of KADRSM LLC, being represented by MD

Mozar Islam, P.E.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)

[Plat](#)

9. Update of Council action for Planning agenda items on February 13, 2018:
- A. Ordinance for S-1263-C, Biryani Express
 - B. PD-292-SF-12, Coppell Middle School East
 - C. PD-136R4-LI, RumbleOn
 - D. PD-294-C, Alpine Wash, White Glove Express Addition
 - E. PD-217R2-C, Doggie's Wonderland

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 _____.