



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, August 16, 2018

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 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, August 16, 2018, to be held in the 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 July 19, 2018.

**Attachments:** [DRAFT P&Z Minutes 07-19-18](#)

4. Consider approval of Capital One, Lot 3, Block 1, Sandy Lake Crossing, Site Plan, site plan approval for a 3,558-square foot bank with drive-through facilities on 0.92 acres of property located at the southwest corner of Sandy Lake and S. Denton Tap (105 S. Denton Tap Road), at the request of Capital One, N.A., being represented by John D. Blacker, Blacker, Hart Gaugler + Associates.  
STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report - Capital One Bank.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan and Tree Survey.pdf](#)

[Building Elevations and Renderings.pdf](#)

[Photometrics \(Electrical Site Plan\).pdf](#)

[Sign Exhibits.pdf](#)

5.

**PUBLIC HEARING:**

Consider approval of PD-217R3-C, Doggie's Wonderland, a zoning change from PD-217R2-C (Planned Development District-217 Revision-2-Commercial) to PD-217R3-C (Planned Development District Revision-3-Commercial) to amend and expand the Detail Site Plan to allow the construction of an approximate 4,590 square foot building for a new Doggie's Wonderland (dog boarding, daycare, grooming services) on Lot 5; convert the existing building into a dog kennel (rescue) and pet wash Lot 4R; and to establish a Concept Plan for future development on Lot 6, for a total of 1.479 acres of land located on the east side of Denton Tap Road, between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.

STAFF REP.: Mary Paron-Boswell

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

[Narrative.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan & Tree Survey.pdf](#)

[Floor Plan, Building Elevations, and Rendering.pdf](#)

6.

**PUBLIC HEARING:**

Consider approval of Northlake Woodlands Center Addition, Lots 4R, 5 and 6, Replat and Minor Plat, being a replat of Northlake Woodland Center Addition, Lot 4, Block A and a Minor Plat of 0.815 acres; into three lots to allow the conversion of the existing Doggie's Wonderland building on Lot 4 into a dog kennel (rescue) and pet wash, and the creation of two additional lots for a new Doggie's Wonderland (dog boarding, daycare, grooming services) on Lot 5; and a concept building for Lot 6, on 1.479 acres of land located on the east side of Denton Tap Road, between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.

STAFF REP.: Mary Paron-Boswell

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

[Replat and Minor Plat.pdf](#)

7.

**PUBLIC HEARING:**

Consider approval of PD-250R24-H, Coppell Arts Center (Old Town

Addition, Lot 1R-1, Block G), a zoning change from PD-250R8-H (Planned Development District- 250 Revision 8 - Historic) to PD-250R24-H (Planned Development District- 250 Revision 24 - Historic) to allow the development of an approximate 32,370 square-foot Coppell Arts Center on 3.044 acres of property located on the south side of Travis Street, east of Hammond Street, at the request of the City of Coppell, being represented by Jamie Brierton.

STAFF REP.: Matt Steer

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

[Site Plan \(A01\).pdf](#)

[Landscape Plan \(L4.0 & L4.01\).pdf](#)

[Old Town Vicinity Parking Plan \(A02\).pdf](#)

[Elevations \(A03 & A04\).pdf](#)

[Typical Masonry Elevation \(A05\).pdf](#)

8.

**PUBLIC HEARING:**

Consider approval of Old Town Addition, Lot 1R-1, Block G, Replat, being a replat of Lot 1R, Block G of the Old Town Addition to provide right-of-way dedications and to establish fire lane and utility easements, to allow the development of an approximate 32,370 square-foot Arts Center on 3.044 acres of property located on the south side of Travis Street, east of Hammond Street, at the request of the City of Coppell, being represented by Jamie Brierton.

STAFF REP.: Matt Steer

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

[Replat.pdf](#)

9.

Update of Council action for Planning agenda items on July 10, 2018:

A. PD-292R-SF-12, Coppell Middle School East

**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).

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

\_\_\_\_\_  
Ashley Owens, Planning Secretary

