



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, November 15, 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 Work Session at 6:00 p.m., and in Regular Session at 6:30 p.m. on Thursday, November 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.**

**6:00 p.m.      Regular Session      (Open to the Public)**

**2.                      Call To Order**

**3.                      Consider approval of the minutes for October 18, 2018.**

**Attachments:** [DRAFT PZ Minutes 10-18-2018](#)

**4.                      PUBLIC HEARING:**  
Consider approval of PD-296-LI, Samaritan's Purse, a zoning change request from LI (Light Industrial) to PD-296-LI (Planned Development-296-Light Industrial) to allow a 85,220 square foot office warehouse building on 10.683-acres of land located on the west side of Creekview Drive, approximately 500 feet north of Bethel Road (adjacent the gas well site), at the request of Samaritan's Purse, being represented by David Bond, Spiars Engineering, Inc.

STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)  
[Variance Request Letter.pdf](#)  
[Detail Site Plan.pdf](#)  
[Landscape & Tree Survey & Mitigation.pdf](#)  
[Elavations and Signage.pdf](#)

5. Consider approval of Samaritan's Purse Addition (Fellowship Addition), Lot 1, Block A - Minor Plat, a minor plat to establish a lot with the necessary easements for the proposed Planned Development of Samaritan's Purse (PD-296-LI), containing 10.683-acres of land located on the west side of Creekview Drive, approximately 500 feet north of Bethel Road (adjacent the gas well site), at the request of Samaritan's Purse, being represented by David Bond, Spiars Engineering, Inc.  
STAFF REP.: Mary Paron-Boswell

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

6. PUBLIC HEARING:  
Consider approval of PD-295-HC, Archway 121, a zoning change request from HC (Highway Commercial) to PD-295-HC to establish a Concept Site Plan for gas station, hotel, retail, restaurants and office uses on 8.7 acres and a Detail Site Plan for a Convenience Food Store with gas pumps on 2.14 acres of property located at the southeast corner of SH 121 and Freeport Parkway, at the request of Archway 121 Coppell Ltd., being represented by Chase Helm, Winkelmann & Associates, Inc.  
STAFF REP.: Marcie Diamond

**Attachments:** [Staff Report](#)  
[PD Concept Letter](#)  
[Concept Plan](#)  
[Tree Survey](#)  
[Concept Renderings \(3 pages\)](#)  
[QT Elevations](#)  
[QT Variance Request Letter](#)  
[QT Site Plan](#)  
[QT Landscape Plan](#)  
[Tree Survey](#)  
[QT Building Elevations](#)  
[QT Canopy Elevations](#)  
[QT Signs - Attached](#)  
[QT Signs - Monument](#)  
[QT Signs - 20 sq. ft. logo](#)

[QT Perspectives \(5 sheets\)](#)

### 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 Kori Konon, 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 \_\_\_\_\_.

\_\_\_\_\_.

Kami McGee, Planning Secretary