



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, April 18, 2019

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 Jim Walker

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, will meet in Work Session at 6:00p.m., and in Regular Session at 6:30p.m. on Thursday, April 18, 2019, 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

Discussion regarding agenda items.

6:30 p.m. Regular Session (Open to the Public)

1. Call to order.

2. Consider approval of the minutes for March 21, 2019.

Attachments: [MIN - MARCH PZ](#)

3. PUBLIC HEARING:

Consider approval of 7-Eleven Denton Tap Addition, Lot 1, Block A , Replat/Minor Plat , being a replat of the Mobil Site Addition and a Minor Plat of 0.176 acres of un-platted property to establish fire lane and necessary easements for a convenience store and gas pumps on 0.97 acres of property located at the northeast corner of S. Denton Tap and E. Belt Line Roads (890 S. Denton Tap Road), at the request of VP Fuel Mart, Inc being represented by Matt Moore, Clay Moore Engineering

STAFF REP.: Marcie Diamond

Attachments: [Staff Report](#)

[Replat.pdf](#)

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

4. Consider approval of the West Sandy Lake Road Addition, Phase 2, Lots 1-5, Block A Preliminary Plat to establish a preliminary lot layout for hotel, retail, restaurant and office uses on 16.57 acres of property located at the northeast corner of Sandy Lake Road and SH 121 at the request of Victor Munson, Ferguson Realty Co, being represented by Alek Strimple, Jones Carter.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Concept Plan.pdf](#)

[Preliminary Plat.pdf](#)

5. Consider approval of West Sandy Lake Road Addition, Phase 2, Lots 1-5, Block A, Final Plat to establish a final lot layout, fire lane and easements for the development of two hotels and future retail, restaurant and office uses on 16.57 acres of property located at the northeast corner of Sandy Lake and SH 121 at the request of Victor Munson, Ferguson Realty Co, being represented by Alek Strimple, Jones Carter.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Final Plat.pdf](#)

6. PUBLIC HEARING:
Consider approval of S-1244R-LI, Rolling Oaks Memorial Center (Cemetery), zoning change request from S-1244-LI (Special Use Permit-1244-Light Industrial) to S-1244R-LI (Special Use Permit-1244-Revised-Light Industrial), to approve a revised site and landscape plans and building elevations for the expansion of the Rolling Oaks Memorial Center, including buildings, plots and Mausoleum, on approximately 27.7 acres of property located at the northeast quadrant of Freeport Parkway and Ruby Road (400 Freeport Parkway), at the request of the City of Coppell.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Fully Developed Site Plan.pdf](#)

[Site Plan.pdf](#)

[Overall Planting Plan.pdf](#)

[Building Elevations and Renderings 12 pages](#)

7. PUBLIC HEARING:
Consider approval of Rolling Oaks Memorial Center (Cemetery) Lot 1R-1,

Block A, Minor Plat/Replat, being a replat of Rolling Oaks Memorial Center, Lot 1R and 3, Block A and a Minor Plat of approximately 16.3 acres to establish fire lanes and necessary easements for the expansion of the Rolling Oaks Memorial Center (buildings, plots and Mausoleum) on approximately 27.7 acres of property located at the northeast quadrant of Freeport Parkway and Ruby Road (400 Freeport Parkway), at the request of the City of Coppel.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat](#)

8.

PUBLIC HEARING:

Consider approval of the Old Town Mural Signs, Ordinance amending Chapter 12, Article 28A, "H" Historic District, Section 12-28A-5, Standards of Construction and, Section 12-28A-7, Signage Requirements; to provide for approval of signage by the Director of Community Development and to allow the display of Mural Signs and provide regulation thereof in the Historic District; providing a repealing clause; providing a severability clause; providing a penalty clause; and providing an effective date.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Summary of Surrounding Cities' Regulations.pdf](#)

[Summary of Case Law.pdf](#)

[Redlined H District of Zoning Ordinance.pdf](#)

[Proposed Ordinance](#)

9.

Update on City Council Actions.

10.

Assistant Director Update.

11.

Adjournment

The City of Coppel 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 Coppel-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 Coppel bulletin board at Town Center on this _____ day of _____, 20__ at _____ by _____.

