



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda - Final-revised

Planning & Zoning Commission

Thursday, June 20, 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, June 20, 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 April 18, 2019.

Attachments: [April Minutes.pdf](#)

3. PUBLIC HEARING:

Consider approval of PD-299-C, Stacked Storage, zoning change request from C (Commercial) to PD-299-C (Planned Development-299-Commercial) to allow 5,100 square feet of office and 17,000 square feet of storage area, with a maximum building height of 35' on 2.7 acres of property located at the northeast corner of SH 121 and Coppell Road, and to amend the Land Use Map of the Coppell 2030, A Comprehensive Master Plan from Urban Residential Neighborhood to Freeway Special

District at the request of Michael Cole, Stacked Storage.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Mitigation Plan.pdf](#)

[Building Elevations.pdf](#)

[Renderings, Screening Wall Elevation and Monument Sign.pdf](#)

4.

PUBLIC HEARING:

Consider approval of PD-209R2R-C, Town Oaks Centre (Biscuit Bar), zoning change request from PD-209R2-C (Planned Development-209-Revision 2-Commercial) to PD-209R2R-C (Planned Development-209-Revision 2 Revised-Commercial) to allow the re-occupancy of an existing vacant restaurant building requiring variances to the Zoning Ordinance including: the expansion of an outdoor patio area encroaching into the required setback area, five parking space deficit and sign variances on 0.57 acres of property located at the southeast corner of Sandy Lake Road and Denton Tap Road, at the request of Alen Hinckley, being represented by Janie Burkett, The Biscuit Bar.

STAFF REP.: Marcie Diamond

Attachments: [Staff Report.pdf](#)

[Pictures of Patio Enclosures.pdf](#)

[Site Plan.pdf](#)

[Exterior Elevations.pdf](#)

[Sign Package.pdf](#)

5.

PUBLIC HEARING:

Consider approval of PD-224R2-HC, Northlake College, a zoning change request from PD-224R-HC (Planned Development 224 Revised-Highway Commercial) to PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building addition and associated variances on approximately 34.8 acres located at 101 S. Royal Lane, at the request of Dallas Community College District, being represented by Scott Wegener, Beck Architecture

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Narrative.pdf](#)

[Parking Letter.pdf](#)

[Conceptual Master Plan.pdf](#)

[Detail Site Plan.pdf](#)

[Tree Survey.pdf](#)

[Landscape Plan.pdf](#)

[Elevations and Rendering.pdf](#)

[Material Board.pdf](#)

6. PUBLIC HEARING:
Consider approval of North Lake College, North Campus Addition, Lot 1R, Block 1 Replat, being a replat of Lot 1R, Block 1 of the North Lake College, North Campus Addition to provide required fire lanes and easements for the new buildings and parking on approximately 34.8 acres land located at 101 S. Royal Lane, at the request of Dallas Community College District being represented by Paul Rust, SAM, LLC.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Plat.pdf](#)
7. Consider approval of a 6 month extension to the approval of the Blackberry Farm PH I, Final Plat to subdivide 36.5 acres of property to permit the development of 54 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd.
Attachments: [Staff Report Final Plat, Phase 1 - second extension.pdf](#)
[Applicant's Request for 6 month extension.pdf](#)
[Final Plat.pdf](#)
8. Update on City Council Actions.
9. Assistant Director Update.
10. 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 _____.