



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, October 10, 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 Coppel, Texas, will meet in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session will begin at 6:30 p.m., on Thursday, October 10, 2019, at Town Center, 255 E. Parkway Boulevard, Coppell, Texas.

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 City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of this meeting is to consider the following items:

1. Call to order.
2. Work Session (Open to the Public) 1st Floor Conference Room

Discussion regarding agenda items.

Regular Session

3. Consider approval of the minutes for September 19, 2019.

Attachments: [September 19 PZ Minutes.pdf](#)

4. Consider approval of the site plan for SRINI Coppell Retail, being Lot 1, Block B of RS Denton Tap 121 Addition, being a site plan for a 14,700 square foot retail building with drive-through facilities for a possible dry-cleaning business and additional retail uses on 1.615 acres of property located on the northside of SH 121 approximately 900 feet west of Denton

Tap Road, at the request of Claymoore Engineering on behalf of Denton 121 Coppell Shopping Center, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plans.pdf](#)

[Building Elevations.pdf](#)

5. Consider approval of RS Denton Tap 121 Addition, Lot 1, Block B, Minor Plat, being a Minor Plat of 1.615 acres, to establish one lot, and dedicate various easements to allow for the development of a 14,700-square foot retail building on Lot 1, Block B, located on the north side of the SH 121, approximately 900 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of Denton 121 Coppell Shopping Center, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

[Site Plan.pdf](#)

6. PUBLIC HEARING:
Consider approval of Prologis Park One Twenty One Addition (QT), Lots 2R-1 and 2R-2, Block B, Replat, being a replat of Prologis Park One Twenty One, Lot 2R, Block B, to establish (2) two lots, and dedicate various easements to allow for the development of a QuikTrip convenience store and gas station on Lot 2R-1 and future retail, office and hotel uses on Lot 2R-2, containing approximately 5.13 acres of property located at the southwest corner of N. Freeport Parkway and SH 121 at the request of Gwen Keen of QuikTrip Corporation and Eric Hawk of Archway 121 Coppell Ltd, being represented by SCI, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

[Concept Plan PD-295-HC.pdf](#)

7. **Update on City Council Actions.**

8. **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 makes requests for these services forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator or other designated official at (972) 304-5148, or (TDD 1-800-RELAY, TX 1-800-735-2989).