



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, November 21, 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 Regular Called Session at 6:00 p.m. for Work Session, and Regular Session will begin at 6:30 p.m., on Thursday, November 21, 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 Coppell 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
3. Discussion regarding agenda items.

Regular Session

4. Citizens Appearance
5. Consider approval of the minutes for October 10, 2019.

Attachments: [October 10 - PZ Minutes.pdf](#)
6. Consider approval of the SRINI Coppell Office, Site Plan, a site plan approval for two office buildings on Lot 1, Block A and a drive aisle with fire lane and mutual access easement on Lot 2, Block A, located on the north

side of the Sam Rayburn Tollway, approximately 1,650 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of SNS Coppell Texas Investments, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plans.pdf](#)

[3. Building Elevations.pdf](#)

7.

PUBLIC HEARING:

Consider approval of RS Denton Tap 121 Addition, Lot 1 & 2, Block A, Replat/Minor Plat, of 5.465 acres, to establish two lots, and dedicate various easements to allow for the development of two office buildings on Lot 1, Block A, and to construct a drive aisle with a fire lane and mutual access easement on Lot 2, Block A, located on the north side of the Sam Rayburn Tollway, approximately 1,650 feet west of Denton Tap Road, at the request of Claymoore Engineering on behalf of SNS Coppell Texas Investments, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Plat.pdf](#)

[2. Site Plan.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-214R9-C, 151 Coffee, a zoning change request from PD-214R8-C (Planned Development-214 Revision 8-Commercial) to PD-214R9-C (Planned Development-214 Revision 9 - Commercial) to attach a Detail Site Plan for a 581-square foot building with drive-thru on 0.701 acres of land, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Burger Engineering.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[1. SITE PLAN.pdf](#)

[2. LANDSCAPE PLAN \(2 pages\).pdf](#)

[3. TREE SURVEY-PRESERVATION PLAN.pdf](#)

[4. BUILDING ELEVATIONS - Dumpster Enclosure \(2 pages\).pdf](#)

[5. RENDERING.pdf](#)

[6. SIGN PLANS \(4 pages\).pdf](#)

[7. PHOTOMETRIC PLAN \(2 pages\).pdf](#)

9.

PUBLIC HEARING:

Consider approval of the 151 Coffee Addition, Lot 1, Block A, Replat, being a Replat of 0.7 acres, to establish one lot, and dedicate various

easements to allow for the development of a drive-through coffee shop with a 581 square foot building, located on the west side of S. Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Burger Engineering.
STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[1. REPLAT.pdf](#)

10.

PUBLIC HEARING:

Consider approval of the S-1166R-LI, Park'n Fly (Car Wash), a zoning change request from S-1166-LI (Special Use Permit-1166-Light Industrial) to S-1166R-LI (Special Use Permit-1166-Revised-Light Industrial), to approve a revised site plan, landscape plans and building elevations for the addition of a car wash, and adjusting access to the fire lane by removing some canopies and relocation of internal gates, on approximately 16 acres of property located at 800 S. Royal, at the request of Barnier Building Systems on behalf of Park'n Fly, the owners of the property.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Narrative.pdf](#)

[2. Site Plan.pdf](#)

[3. Landscape Plan.pdf](#)

[4. Elevations.pdf](#)

11.

PUBLIC HEARING:

Consider approval of PD-298-HC, Feathers Smash, a zoning change request from HC (Highway Commercial) and LI (Light Industrial) to PD-298-HC (Planned Development-298-Highway Commercial) to allow a parking lot to be constructed on approximately 2.5 acres of a 3.77 acre lot located in Coppell, for a badminton facility constructed on the remainder of the lot located in the City of Lewisville, on property located on the south side of Vista Ridge Mall Drive approximately 1,050 feet east of Business SH 121, at the request of Homeyer Engineering on behalf of Feathers Smash, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Building Evaluations.pdf](#)

[4. Variance Letters \(2\).pdf](#)

[5. Photometrics.pdf](#)

12.

Consider approval of a 6 month extension to the approval of the Blackberry Farms 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.pdf](#)

[1. Request Letter.pdf](#)

[2. Final Plat.pdf](#)

13. Update on City Council Actions.

14. Adjournment.

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

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. This publication can be made available in alternative formats, such as Braille or large print. Arrangements can be made by contacting Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

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