



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, March 19, 2020

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

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 p.m. for Work Session and Regular Session will begin at 6:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppel, 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 the 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 (Open to the Public)

4. Citizens Appearance
5. Consider approval of the February 20, 2020 minutes.
Attachments: [February 20, 2020 PZ Minutes.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-301R-HC, Beltline Properties (Dave and Busters), a zoning change request from A (Agriculture) to PD-301R-HC (Planned Development-301R-Highway Commercial), to approve a

Conceptual Site Plan for four office buildings and a Detail Site Plan for an approximate 78,400-square-foot office building on 16.72 acres of land located at the southeast corner of Dividend Drive and S. Belt Line Road, at the request of Beltline Properties, LLC, being represented by WGI Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.PZ.PD301R - Dave and Busters.pdf](#)

[Concept Site Plan.pdf](#)

[Detail Site Plan.pdf](#)

[Landscaping and Tree Mitigation.pdf](#)

[Elevations.pdf](#)

[Signage & Dumpster.pdf](#)

7. Consider approval of Dave and Buster's Addition, Lots 1 & 2, Block A, Minor Plat being a Final Plat creating two lots, containing 16.72 acres of land located at the southeast corner of Dividend Drive and Belt Line Road, at the request of Beltline Properties, LLC, being represented by WGI Inc.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

[Detail Site Plan.pdf](#)

8. Update on City Council items.

9. 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.

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day of _____, 20__ at _____ by

_____.