



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, April 16, 2020

6:00 PM

Zoom Meeting

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

Jim Walker

Notice is given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet in Regular Called Session at 6:00 p.m. on Thursday, April 16, 2020, via Zoom Meeting.

As authorized by Section 551.127, of the Texas Government Code, one or more Commission members or employees may attend this meeting remotely using videoconferencing technology.

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.

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

The following requirements have been suspended by the governor:

1. A quorum of the Planning & Zoning Commission need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the Planning & Zoning Commission will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where commission is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

This meeting will be closed to in person attendance by the public to reduce the spread of COVID-19. A temporary suspension of the Open Meetings Act to allow telephone or videoconference of public meetings has been granted by Texas Governor Greg Abbott. Letters and emails may be submitted by any citizen of the City or other party of interest to express his or her opinion concerning this agenda or other general comments to the Commission. Comments will be read into the record during the Citizens Appearance portion of the meeting. Letters may be addressed to the City of Coppell Planning Division, 255 Parkway Boulevard, Coppell, TX 75019, by email to planning@coppelltx.gov, or by calling the Planning Division at 972-304-3678.

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

1. Call to Order.
2. Work Session (Open to the Public)
3. Discussion regarding agenda items.

Regular Session (Open to the Public)

4. Citizen's Appearance.
5. Approval of the March 19, 2020 Planning & Zoning minutes.
Attachments: [March 19, 2020 PZ Minutes.pdf](#)
6. 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.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report Final Plat, Phase 1 - fourth extension.pdf](#)
[Request Letter.pdf](#)
[Final Plat.pdf](#)
7. Consider approval of a 6 month extension of the West Sandy Lake Road Addition, Phase 2, Lots 1-5, Block A Final Plat, reflecting the approved Concept Site Plan for hotel, retail, restaurants and office uses, and Detail Plan for two hotels on 16.6 acres of property, located on the northeast corner of State Highway 121 and W Sandy Lake Road, at the request of Ferguson Realty Company.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Request Letter.pdf](#)

[Final Plat.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-221R3R4-HC, (Hilton Garden Inn), a zoning change request from PD-221R3R3-HC to PD-221R3R4-HC (Planned Development-221 Revision 3 Revised 4-Highway Commercial), to approve a Detail Site Plan for a five story, approximately 77,500 square-foot hotel on 2.657 acre of land located between Point West Boulevard and S. Belt Line Road, north of I-635, at the request of Jones Carter.

STAFF REP.: Mary Paron-Boswell

Attachments: [PZ Staff Report.pdf](#)

[Approved Concept Plan.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Elevations and Dumpster Enclosures.pdf](#)

[Cover Letter.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-302-HC, (DFW Office), a zoning change request from PD-272R4-LI and HC to PD-302-HC (Planned Development-302-Highway Commercial), to approve a Detail Site Plan for an office building for a 54,400-square-foot office building, on 4.81 acres of land, located at the southeast corner of SH 121 and Northwestern Drive, at the request of Halff Associates, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [PZ Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Survey & Preservation Plan.pdf](#)

[Elevations and Dumpster Enclosure.pdf](#)

[Color Board with Rendering.pdf](#)

10.

PUBLIC HEARING:

Consider approval of the Prologis Park One Twenty One Addition, Lot 4R, Block B, Replat, being a replat of Lots 4-6, Block B, into one lot and to establish fire lanes and easements for the construction of a two-story office building, on 4.81 acres of property, located at the southeast corner of SH 121 and Northwestern Drive, at the request of Halff Associates, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Replat.pdf](#)

[Detail Site Plan.pdf](#)

11. **Update on City Council Items.**

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 _____.