



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, October 21, 2021

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, October 21, 2021, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session will begin at 6:30 p.m., to be held at Town Center, 255 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)
3. Discussion regarding agenda items.

Regular Session (Open to the Public)

4. Citizens' Appearance.
5. Consider approval of the September 16, 2021, Planning and Zoning Commission meeting minutes.
Attachments: [September 16, 2021 Planning and Zoning Meeting Minutes.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-231R-H, 528 and 532 S. Coppell Rd, a zoning

change request from PD-231-H (Planned Development-231-Historic) to PD-231R-H (Planned Development-231 Revised-Historic), to change from a Planned Development, which was never constructed, and allow the tracts to continue their use as residential within the existing residential structures, located on three tracts of land totaling approximately 0.434 acres, located at 528 and 532 S. Coppel Road, at the request of Jean Murph, Debbie Baum and Russell Schneider, being represented by Debra Edmondson, Edmondson Law Firm.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Request Letter.pdf](#)
[Baum Survey.pdf](#)
[Jean Murph Survey.pdf](#)

7.

PUBLIC HEARING:

Consider approval of The Avenue at Denton Tap Addition, Lot 1, Block A, Replat, a portion being a Replat of North Lake Estates, to create one lot for the construction of a mixed-use development PD-270-RBN, and to plat the fire lane and easements associated with the development on 1.766 acres of land located bounded by Bullock Drive to the west, Southwestern Blvd to the south and Denton Tap Road to the east, at the request of Dentontap881 Investment, LLC., being represented by Chris Howard of GeoNav, LLC.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Replat.pdf](#)
[Approved Site Plan.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-307-LI, Maple Mart Expansion, Valley Ranch Center, Lot A-R1, Block 1, a zoning change request from LI (SUP) to PD-307-LI (Planned Development-307- Light Industrial), to approve a Detail Site Plan for a new convenience store building with restaurant, approximately 4,504-sf in size with additional fuel pumps on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road at the request of Trinity Line Investment, LLC. being represented Mohammad Mozharul Islam, P.E., Civil Urban Associates, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations.pdf](#)
[Photo of existing monument sign.pdf](#)

9. PUBLIC HEARING:
Consider approval of Valley Ranch Center Addition, Lot A-R1, Block 1, Replat, being a Replat of Lot A, Block 1 to allow for a new fire lane configuration and easements associated with the reconstruction of a convenience store building with a restaurant and additional fuel pumps, on 0.919 acres of land located on the southeast corner of S. MacArthur Blvd. and E. Belt Line Road at 1301 E. Belt Line Road at the request of Trinity Line Investment, LLC. being represented by Mohammad Mozharul Islam (Mozar), P.E., Civil Urban Associates, Inc.
STAFF REP.: Mary Paron-Boswell

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

10. PUBLIC HEARING:
Consider approval of PD-221R9R3-HC, Homewood Suites and Hilton Garden Inn, a zoning change request from PD-221R9R2-HC (Planned Development-221Revision 9 Revision 2-Highway Commercial) to PD-221R9R3-HC (Planned Development-221 Revision 9 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow two hotels: a Homewood Suites Hotel and a Hilton Garden Inn, on 5.49 acres of property located on the southeast corner of Point West Boulevard and Dividend Drive at the request of Dividend Hospitality Ltd/Coppell Lodging, Ltd and Pegasus Hospitality Group, being represented by Travis Bousquet, the Bousquet Group.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)
[Homewood Suites Guests - Coppell.pdf](#)
[Homewood Suites- Information.pdf](#)
[Detail Site Plans.pdf](#)
[Landscape Plans.pdf](#)
[Elevations.pdf](#)

11. PUBLIC HEARING:
Consider approval PD-297R-HC, Coppell Whitestone, a zoning change request from PD-297-HC (Planned Development -297 -Highway Commercial) to PD-297R-HC/LI (Planned Development-297Revised-Highway Commercial/Light Industrial), to establish a new Concept Site Plan for hotels, an Office/Warehouse and a commercial building on 16.58 acres of property and a Detail Site Plan for two Hotels (Home2Suites and a Marriott Element), on approximately 6.01 acres of land, and a Detail Site Plan for an Office/Warehouse building on 9.01 acres of land and an amendment to the 2030 Comprehensive Master Plan from Freeway Special District to Industrial Special District on the 9.01 acre portion, located at the northeast corner of Sandy Lake Road and SH 121 at the request of the property owner Ferguson Realty Co, being

represented by Dave Littleton, Halff Associates, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Concept Plan.pdf](#)

[Detail Site.pdf](#)

[Phasing Plan.pdf](#)

[Landscape Plans.pdf](#)

[Tree Survey and Mitigation Plans.pdf](#)

[Building Elevations and Floor Plans.pdf](#)

[40 ft Multi-Tenant Sign & Hotel Monument Sign.pdf](#)

[Focal Point Art Piece.pdf](#)

12. Consider approval of West Sandy Lake Road Addition II, Lots 1-4, Block A, Minor Plat, to create four commercial lots on 16.57 acres of land located at the northeast corner of Sandy Lake Road and SH 121; at the request of the property owner Ferguson Realty Co, being represented by Dave Littleton, Halff Associates, Inc.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Replat.pdf](#)

13. Update on City Council Items.

14. Adjournment.

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 15th day of October, 2021, at _____.

Kami McGee, Board Secretary

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 make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).