



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, August 18, 2022

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 Coppell, Texas, will meet on Thursday, August 18, 2022, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., 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 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:

Regular Session (Open to the Public)

1. Call To Order
2. Work Session (Open to the Public)
3. Discussion of agenda items.
4. Boards & Commission Attendance Policy

Regular Session (Open to the Public)

5. Citizens' Appearance
6. Consider approval of the July 21, 2022, Planning and Zoning meeting minutes.

Attachments: [Planning and Zoning Meeting Minutes July 21, 2022.pdf](#)

7.

PUBLIC HEARING:

Consider approval of PD-181R3-SF-12, Larson Residence & Garage, Bethel Road Estates Addition, Lot 1R, Block 1, a zoning change request from C (Commercial), R (Retail) and PD-181R2-SF-12 (Planned Development-181-Revision 2 Single-Family- 12) to PD-181R3-SF-12 (Planned Development-181-Revision 3 Single-Family - 12) to approve a Detail Site Plan for an existing single-family residence with a 300 square foot addition and the construction of a 4,000 sf detached garage, and modification of the front yard fence located on 2.065 acres of land located on the northside of W. Bethel Road, approximately 325 ft east of Hearthstone Lane, at the request of Raymond and Virginia Larson, being represented by Greg Frnka of GPF Architects, LLC.

STAFF REP.: Matt Steer

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

[Zoning Exhibit.pdf](#)

[Site Plan.pdf](#)

[Floor Plan.pdf](#)

[Tree Survey.pdf](#)

[Elevations.pdf](#)

8.

PUBLIC HEARING:

Consider approval of a Residential Replat-Bethel Road Estates Addition, Lot 1R, Block 1, Replat, being a replat combining two properties into one containing 2.065 acres of land located on the northside of W. Bethel Road, approximately 325 ft east of Hearthstone Lane, at the request of Raymond and Virginia Larson, being represented by Brittain & Crawford, LLC.

STAFF REP.: Matt Steer

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

[Plat.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-301R2-HC, Victory Shops Coppell, a zoning change request from PD-301R-HC (Planned Development 301 Revised-Highway Commercial) to PD-301R2-HC (Planned Development 301-Revision 2- Highway Commercial) to revise the Concept PD for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, banquet center, daycare and bank; on approximately 10 lots on 16.766 acres of property located at the on the southeast corner of Belt Line Road and Dividend Drive at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Concept Site Plan.pdf](#)

[Concept Landscape Plan .pdf](#)

[Elevations & Material Board.pdf](#)

[Sign Plan.pdf](#)

[Focal Point.pdf](#)

10. PUBLIC HEARING:
Consider approval of the Victory Shops of Coppell Addition, a preliminary plat to create 10 commercial lots and associated easements and fire lane configuration, on 16.766 acres of property located at the on the southeast corner of Belt Line Road and Dividend Drive at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.
STAFF REP.: Mary Paron-Boswel
Attachments: [Staff Report.Plat.pdf](#)
[Preliminary Plat.pdf](#)
11. Consider approval of Park West III, Lots 1 & 2, Block A, Site Plan Approval, site plan for three office/warehouse buildings, associated easements and fire lane configuration on two lots totaling 19.393 acres of property located on the southwest corner of Southwestern Blvd and South Belt Line Road, at the request of MLRP Park West Land LLP, being represented by Halff Associates, Inc..
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.Park West.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan & Tree Preservation.pdf](#)
[Building Elevations.pdf](#)
12. PUBLIC HEARING:
Consider approval of Park West III, Lots 1 & 2, Block A, a replat to create two office/warehouse buildings, associated easements and fire lane configuration on 19.393 acres of property located on the southwest corner of Southwestern Blvd and South Belt Line Road, at the request of MLRP Park West Land LLP, being represented by Halff Associates, Inc.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.Plat.pdf](#)
[Replat.pdf](#)
13. Consider approval of BLP E Belt Line, Lot 1, Block A, Site Plan Approval, site plan for two office/warehouse buildings and associated easements and fire lane configuration on 10.519 acres of property located on the north side of East Belt Line Road approximately 1,500 feet east of S. Denton Tap Road, at the request of Bridge Investment Group, being represented by Langan.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.BLP.pdf](#)

[Site Plan.pdf](#)

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

[Building Elevations & Rendering.pdf](#)

[Photometric Study \(Electrical Site Plan\).pdf](#)

14. Consider approval of BLP E Belt Line Addition, Lot 1, Block A, MINOR PLAT, a minor plat to create one lot and associated easements and fire lane configuration on 10.519 acres of property located on the north side of East Belt Line Road approximately 1,500 feet east of S. Denton Tap Road, at the request of Bridge Investment Group, being represented by Langan. STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

15. Adjournment

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppel, Texas on this 12th day of August, 2022, at _____.

Kami McGee, Board Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

The City of Coppel 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 Coppel 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).