



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, March 21, 2024

6:00 PM

255 Parkway Blvd.

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**Edmund Haas**  
(Chair)

**Glenn Portman**  
(Vice Chair)

**Cindy Bishop**

**Sue Blankenship**

**Freddie Guerra**

**Kent Hafemann**

**Ed Maurer**

**PRESENT: Vice Chair, Glenn Portman; Commissioner, Sue Blankenship;  
Commissioner, Freddie Guerra; and Commissioner Kent Hafemann**

**Also present via video conference: Commissioner, Ed Maurer; Commissioner, Cindy  
Bishop**

**ABSENT: Chairman, Edmund Haas;**

**Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development  
Services Administrator Aaron Tainter, Assistant Director of Public Works; Jamie  
Brierton, CIP Administrator; Cole Baker, E.I.T., Graduate Engineer; Tim Oates, Deputy  
Fire Chief; Bob Hager, City Attorney; and Kami McGee, Board Secretary.**

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, March 21, 2024, 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.

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

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

**Regular Session (Open to the Public)**

**1. Call to order**

Vice Chair Portman called the meeting to order at 6:19 p.m.

**2. Work Session (Open to the Public)**

**a. Discussion regarding agenda items.**

Regular Session (Open to the Public)

Vice Chair Portman called the Regular Session to order at 6:43 p.m.

**3. Citizens Appearance**

Vice Chair Portman advised that no one signed up to speak at Citizens Appearance.

**4. Consider approval of the February 29, 2024, Planning and Zoning meeting minutes.**

A motion was made by Commissioner Guerra, seconded by Commissioner Blankenship, to approve the minutes of the February 29, 2024, Planning and Zoning meeting. The motion was approved unanimously, 5-0, with Commissioner Bishop abstaining.

**5. PUBLIC HEARING:**

Consider approval of a zoning change request from SF-12 (Single-Family 12) to PD-315-SF-12 (Planned Development- 315-Single-Family-12), to allow for an 11,994-sf fire station and associated parking for Fire Station 5, located at 157 S. Moore Road.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required.
3. PD Conditions:
  - a. To allow parking in the front yard.
  - b. To approve the landscape plan as presented.
  - c. To allow a 2-ft encroachment of the building in the side yard setback.

Ken Pope, PGAL, Inc., 14135 Midway Rd., Addison Tx, 75001, architect, was present to answer questions of the commission.

Vice Chair Portman opened the Public Hearing and asked for those who signed up to speak.

- 1.) Martha Allison, 617 Raven Lane, spoke against the zoning change request.
- 2.) Colleen Finke, 603 Quail Lane, spoke against the zoning change request.
- 3.) Manibala Jonnalagadda, 716 Westminister Way, spoke against the zoning change request.

Vice Chair Portman closed the Public Hearing.

Deputy Fire Chief Tim Oates and Jamie Brierton, CIP Administrator, were present to answer questions of the commission.

A motion was made by Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item. The motion passed unanimously, 6-0.

**6.**

**PUBLIC HEARING:**

Consider approval of PD-316-MF-2, Roers Coppell, Lot 2, Block 1 GTE Shared Services Center Addition, a zoning change request from HC to PD-316-MF-2 (Planned Development 316-Multifamily-2) and land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 217-unit, four (4) story, age restricted 55+ senior living facility on approximately 9.9 acres located on the west side of North Coppell Road and north of Canyon Drive, at the request of Roers Companies, being represented by Blaze Bownds, Kimley-Horn.

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat is required to be approved prior to engineering review and recorded prior to building permit.
3. Park fees of \$1,285 per unit shall be collected prior to plat recordation.
4. Site lighting shall meet City of Coppell requirements.
5. To restrict the age of the residents within the development to persons aged 55 and older in accordance with the Fair Housing Act.
6. To allow for 1.5 parking spaces per unit.
7. To allow for four stories (50' maximum height) and a density of 23.4 units/acre.

- 8. To allow for the balconies to have decorative metal railings and not be completely screened from view.
- 9. Amend the Future Land Use Plan from Freeway Special District to Urban Residential Neighborhood.

Logan Schmidt, Roers Companies, Two Carlson Parkway, Ste., 400, Plymouth, MN 55447, gave a presentation and was present to answer questions of the commission.

Vice Chair Portman opened the Public Hearing and asked for those who signed up to speak.

- 1.) Hemant Goyal, 525 Abby Ct., stated concerns to the zoning change request and was not opposed or in favor.
- 2.) Manibala Jonnalagadda, 716 Westminister Way, spoke against the zoning change request.

Vice Chair Portman closed the Public Hearing.

A motion was made by Vice Chair Portman, seconded by Commissioner Hafemann, to continue the Public Hearing on April 18, 2024. The motion failed with the following vote (2-4):

Aye: Vice Chair Portman, Commissioner Hafemann  
 Nay: Commissioner Blankenship, Commissioner Guerra, Commissioner Maurer, Commissioner Bishop

A motion was made by Commissioner Guerra, seconded by Commissioner Blankenship to deny the agenda item. The motion failed with the following vote (3-3):

Aye: Commissioner Blankenship, Commissioner Guerra, Commissioner Bishop  
 Nay: Vice Chair Portman, Commissioner Maurer, Commissioner Hafemann

A motion was made by Commissioner Hafemann, seconded by Vice Chair Portman, to approve the agenda item. The motion failed with the following vote (3-3):

Aye: Vice Chair Portman, Commissioner Maurer, Commissioner Hafemann  
 Nay: Commissioner Blankenship, Commissioner Guerra, Commissioner Bishop

The request failed due to the lack of majority vote by the commission.

Commissioner Maurer excused himself from the meeting at 8:29pm.

7.

PUBLIC HEARING:

Consider approval of an amendment to Chapter 12, Article 30 (S or SUP, Special Use Permits) Charity House or Transitional Housing Code, to consider text change amendments to the Code of Ordinances, Chapter 12 - "Zoning", Article 30 "S or SUP, Special Use Permits" of the code of ordinances by amending section 12-30-5 "SF-ED" Single Family Estate District of said Chapter and Article by amending uses to include a "Charity House or Transitional Housing"; amending Section 12-30-6 Single Family-18 (SF-18), SingleFamily-12 (SF-12), Single Family-9

(SF-9) and Single-Family-7 (SF-7) to include a “Charity House or Transitional Housing”; amending Section 12-30-13A, “H” Historic, of said Chapter and Article to add “Charity House or Transitional Housing” as a use when part of a Single-Family Residential Development or Mixed-Use Development, except when a part of Live-Work Units; and to amend Article 42 “Special Definitions” to add a definition of “Charity House or Transitional Housing”; and authorizing the Mayor to sign.

**Matt Steer, Development Services Administrator, and Bob Hager, City Attorney, presented the case with exhibits stating that staff is recommending approval of the “Charity House or Transitional Housing” text amendments.**

**A motion was made by Vice Chair Portman, seconded by Commissioner Hafemann, to approve the agenda item. The motion passed unanimously, 5-0.**

**8. Update on City Council**

**Mary Paron-Boswell stated that the Service Center Expansion PD will be presented at the March 26, 2024, City Council meeting.**

**9. Adjournment**

**There being no further business before the Planning and Zoning Commission, Vice Chair Portman adjourned the meeting at 8:35 p.m.**

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**Edmund Haas, Chair**

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**Kami McGee, Board Secretary**