



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, September 21, 2023

6:00 PM

255 E. Parkway Blvd.

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**Edmund Haas**  
(Chair)

**Glenn Portman**  
(Vice Chair)

**Cindy Bishop**

**Sue Blankenship**

**Freddie Guerra**

**Kent Hafemann**

**Ed Maurer**

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, September 21, 2023, 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, 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.

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 is to consider the following items:

### Regular Session (Open to the Public)

1. Call to Order
2. Work Session (Open to the Public)
  - a. Discussion of agenda items

### Regular Session (Open to the Public)

3. Citizens Appearance

Provide an opportunity for citizens to address the Planning and Zoning Commission on any matter. Anyone wishing to address the commission should register prior to the start of the meeting. There is a two (2) minute time limit for each citizen to speak however, additional time may be granted by the commissioners.

The Planning and Zoning Commission is not permitted to take action on any subject raised by a speaker during Citizens' Appearance.

4. Consider approval of the August 17, 2023, Planning and Zoning meeting minutes.

**Attachments:** [August 17, 2023 PZ Meeting Minutes.pdf](#)

5. PUBLIC HEARING:

Consider approval of PD-134R2-SF-7, Coppell Greens Lot 11, Block F, a zoning change request to allow for a reduction in setbacks between a proposed pool and the existing residence on 0.17 acres of property located at 856 Mullrany Drive at the request of John Wittenberg, being represented by Tony Martin of Robertson Pools, Inc.

STAFF REP.: Matt Steer

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

[Floor Plan.pdf](#)

[Survey.pdf](#)

[Renderings.pdf](#)

[Construction Plan.pdf](#)

6. PUBLIC HEARING:

Consider approval of text change amendment to the Code of Ordinances, Chapter 12, Article 35 "Accessory Structures" Section 3 "In-ground and above-ground swimming pools and spas" Subsection C - Distance from the main structure.

STAFF REP.: Matt Steer

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

[Coppell Zoning Ordinance Pools and Spas \(9.15.23\).pdf](#)

7. PUBLIC HEARING:

Consider approval of S-1266-SF-7, 1334 Bradford Drive (STR), a zoning change request from SF-7 (Single-Family-7) to S-1266-SF-7 (Special Use Permit-1266 - Single-Family-7) to consider allowing a short-term rental on 0.22 acres of property located at 1334 Bradford Drive, at the request of Marcia and Steve Allen, the property owners.

STAFF REP.: Mary Paron-Boswell

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

[Site Plan.pdf](#)

[Parking plan.pdf](#)

[Floorplan for room rental.pdf](#)

[Guest Brochure.pdf](#)

[Photos.pdf](#)

[Airbnb Listing.pdf](#)

8. PUBLIC HEARING:  
Consider approval of PD-259R3-SF-7 & 9, Blackberry Farm, a zoning change request from PD-259R2-SF-7 & 9 (Planned Development 259-Revision 2 - Single-Family 7 & 9) to PD-259R3-SF-7 & 9 Planned Development 259-Revision 3 - Single-Family 7 & 9) to provide a new concept and detail plan that would allow for a gated community and private streets, over two phases (54 residential lots in Phase 1 and nine (9) residential lots in Phase 2 and associated common area lots) with a change in the amenities provided (a pool and pickle ball courts in lieu of gardens for Lot 2X, Block C), on approximately 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), at the request of Denton Creek Land Company, LTD and Blackberry Farms, LTD, being represented by Jon Dostert of Holmes Builders.  
STAFF REP.: Mary Paron-Boswell  
Attachments: [Staff Report.pdf](#)  
[Blackberry Farms Exhibits.pdf](#)

9. Update on City Council items

10. 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 September, 2023, at \_\_\_\_\_.

\_\_\_\_\_  
Kami McGee, Board Secretary

#### PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

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).