



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, February 20, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

Samit J. Patel

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet on Thursday, February 20, 2025, 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 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.
3. Regular Session (Open to the Public)
4. 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 three (3) 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.

5. Election of Officers.
6. Consider approval of the December 19, 2024, Planning and Zoning meeting minutes.
Attachments: [December 19, 2024, Planning & Zoning Meeting Minutes .pdf](#)
7. PUBLIC HEARING:
Consider approval of PD-322-A, Carrollton Farmers Branch ISD Ag Barn, a zoning change request from A (Agricultural) to PD-322-A (Planned Development-322-Agricultural), to allow the construction of a new 14,000-sf educational building, and an approximate 21,800-sf metal barn, butterfly station and education stations on 41.673 acres located along the north side of Sandy Lake Road, abutting the Elm Fork Trinity River to the east at the City limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD.
STAFF REP.: Mary Paron-Boswell
Attachments: [Continuation Memo.pdf](#)
8. Consider approval of Carrollton Farmers Branch I.S.D. Ag Barn Addition, Lot 1, Block A, Minor Plat, to plat the property into one lot, for the construction of a new educational building, on 41.96 acres located along the north side of Sandy Lake Road abutting the Elm Fork Trinity River to the east at the city limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD.
STAFF REP.: Mary Paron-Boswell
Attachments: [Continuation Memo.pdf](#)
9. PUBLIC HEARING:
Consider approval of PD-317R-C, Graystone Construction Building, Lot 2, Northlake Estates, a zoning change request from C (Commercial) to PD-317R-C (Planned Development-317 - Commercial), to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd., at the request of Danny Didyk, Graystone Construction, being represented by Macatee Engineering, LLC.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations and Signage.pdf](#)

[Floor Plan.pdf](#)

[Applicants Letter.pdf](#)

10. PUBLIC HEARING:
Consider approval of PD-323-HC, Coppell Entertainment Plaza, Lot 1, Block A, a zoning change request from HC (Highway Commercial) to PD-323-HC (Planned Development 323-Highway Commercial) to allow for a Detail Site Plan for a building containing five (5) pickleball courts (13,000-sf) with a speculative restaurant (2,485-sf) and retail space (2,170-sf), totaling 17,655-sf on 1.6 acres of property, located on the north side of State Highway 121, approximately 940 feet west of N Denton Tap Road, being developed by Coppell PKB LLC, and being represented by Lindsey Mayer, Dynamic Engineering Consultants, PC.
STAFF REP.: Matthew Steer
Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan & Tree Survey.pdf](#)
[Elevations, Details & Rendering.pdf](#)
[Floor Plan.pdf](#)
[Photometric Plan.pdf](#)
11. Consider approval of an Coppell Entertainment Plaza, Lot 1, Block A, Minor Plat, a minor plat to create a building site for an indoor pickleball/retail/restaurant facility and associated easements on 1.62 acres of property located on the north side of State Highway 121, approximately 940 feet west of N Denton Tap Road.
STAFF REP.: Matthew Steer
Attachments: [Staff Report.pdf](#)
[Minor Plat.pdf](#)
12. PUBLIC HEARING:
Consider text change amendments to the Code of Ordinances, Chapter 12, Article 42, Special Definitions to add definitions for “showroom”, “warehouse”, “distribution center”, “fulfillment center”, and “retail center”; and, to amend Article 25, Light Industrial District, of said chapter to add said new definitions to permitted uses; and, to amend Article 31 of said chapter to allow conversion of dock areas to additional parking, to allow “warehouse”, “distribution center” and “fulfillment center” as defined herein to require not less than one (1) parking space per 2,000 square feet, “showroom” as defined herein to require not less than one (1) parking space per 1,000 square feet; to allow the Director of Community Development to approve up to a 10% reduction in parking required for retail centers with buildings greater than 10,000 square feet.
STAFF REP.: Matthew Steer
Attachments: [Staff Report.pdf](#)
[Redlined Sec 12-25-1 Use Regulations.pdf](#)

[Redlined Sec 12-31-6 Parking Requirements Based on Use.pdf](#)

[Redlined Sec 12-31-7 Rules for Computing Number of Parking Spaces.pdf](#)

[Redlined Sec. 12-31-3 Off Street Loading Space All Districts.pdf](#)

[Redlined Sec 12-42-1 Definitions.pdf](#)

13. Update on City Council items.

14. Adjournment

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).

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 14th day of February, 2025, at _____.

Kami McGee, Board Secretary