



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas 75019-9478

Minutes

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 was given that the Planning and Zoning Commission of the City of Coppell, Texas, met 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 was to consider the following items:

Regular Session (Open to the Public)

1. Call To Order

Chairman Haas called the meeting to order at 6 p.m.

2. Work Session (Open to the Public)
a. Discussion of agenda items.

The Planning and Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

3. Regular Session (Open to the Public)

4. Citizens Appearance

Chairman Haas advised that no one signed up to speak at Citizens Appearance.

5. Election of Officers.

A motion was made by Commissioner Blankenship, seconded by Commissioner Maurer, to elect Edmund Haas as Chair of the Planning and Zoning Commission. Another motion was made by Chairman Haas, seconded by Commissioner Guerra, to elect Sue Blankenship as Vice Chair of the Planning and Zoning Commission. Both motions passed unanimously, 7-0.

6. Consider approval of the December 19, 2024, Planning and Zoning meeting minutes.

A motion was made by Commissioner Maurer, seconded by Commissioner Blankenship, to approve the minutes of the December 19, 2024, Planning and Zoning meeting. The motion passed unanimously, 7-0.

Agenda items 7 and 8 were presented together.

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

City Attorney, Bob Hager, stated that the applicant has requested to continue agenda items 7 and 8 to the March 20, 2025, Planning and Zoning meeting.

A motion was made by Chairman Haas, seconded by Vice Chair Blankenship, to continue the Public Hearing for agenda item 7 and to continue the consideration of agenda item 8 to the March 20, 2025, Planning and Zoning meeting. The motion passed unanimously, 7-0.

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

City Attorney, Bob Hager, stated that the applicant has requested to continue agenda items 7 and 8 to the March 20, 2025, Planning and Zoning meeting.

A motion was made by Chairman Haas, seconded by Vice Chair Blankenship, to continue the public hearing for agenda item 7 and to continue the consideration of agenda item 8 to the March 20, 2025, Planning and Zoning meeting. The motion passed unanimously, 7-0.

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

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of the request, subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. PD Conditions:
 - a. Approve the reduced setbacks.
 - b. To allow the landscaping areas as proposed.
 - c. To allow the glazing of the building as shown.
 - d. Allow parking as shown.

Danny Didyk, owner, 192 Southwestern Blvd., Coppell, TX 75019, was present to answer questions of the commission.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

1. Rich Pilone, 801 Howell Dr., spoke against the request.
2. Julio Castaneda, 821 Bullock St., spoke against the request.
3. Christine Glidewell, 800 Bullock St., spoke against the request.

Chairman Haas closed the Public Hearing and requested to convene into Executive Session for the purpose of seeking legal advice. The time was 7:18 p.m.

Commissioner Bishop departed the meeting at 7:30 p.m.

Chairman Haas reconvened Regular Session at 8:02 p.m.

A motion was made by Commission Maurer, seconded by Commissioner Guerra, to approve the request subject to staff conditions and the additional following conditions:

1. Move the door from the east to the south side.
2. Have one driveway for the site to align with parking lot.
3. Convert the existing driveway into a lot access parking space.

The motion passed unanimously, 6-0.

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

Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of PD-323-HC, Coppell Entertainment Plaza, subject to the following conditions:

1. TxDOT will be required to approve the tie-in to their stormwater system.
2. There will be additional comments at the time of Detail Engineering Review and Building Permit.
3. A plat will be required to be filed of record prior to permitting.
4. All attached building signage shall comply with the Sign Section of the Zoning Ordinance.
5. The seven Chinese Pistache proposed will need to be increased in size to a minimum 3 caliper inches to meet the minimum requirements of the Ordinance.
6. Rectify the discrepancies between what is shown in the rendering and the elevations.
7. The six-foot screening wall will be required to be constructed prior to the buildings going vertical.

Jinting Chen, 3120 Golden Springs Dr., Plano, TX 75025, was present to answer questions of the commission.

Jessica Martinez, 3713 Lois St., Ft. Worth, TX 76119, was present to answer questions of the commission regarding building material.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

1. Phil LaBerge, 858 Dalmalley Ln., spoke in favor of the request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the request subject to staff conditions and the additional condition to allow for an access point to the Coppell Greens common area, subject to the applicant and the HOA working out an access agreement. The motion passed unanimously, 6-0.

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

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

- 1. TxDOT will be required to approve the tie-in to their stormwater system.**
- 2. There will be additional comments at the time of Detail Engineering Review and Building Permit.**
- 3. The tree mitigation fees are paid at time of tree removal permit.**
- 4. The 6' screening wall will be required to be constructed prior to the buildings going vertical.**

A motion was made by Commissioner Maurer, seconded by Commissioner Blankenship, to approve the request subject to staff conditions. The motion passed unanimously, 6-0.

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

Matt Steer, Development Services Administrator presented the case with exhibits and stated that staff is recommending approval of the Zoning Ordinance text amendments.

Chairman Haas opened the Public Hearing and stated that no one signed up to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Commissioner Blankenship, to the approve the request. The motion passed unanimously, 6-0.

13. Update on City Council items.

Chairman Haas stated that the commission was updated on City Council items during Work Session.

14. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 8:46 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary