



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, December 19, 2024

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(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 Coppell, Texas, will meet on Thursday, December 19, 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 is to consider the following items:

### Regular Session (Open to the Public)

1. Call To Order
2. Work Session (Open to the Public)
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. Consider approval of the November 21, 2024, Planning and Zoning meeting minutes.

**Attachments:** [November 21, 2024, Planning & Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-157R9-C, Valley Ranch Plaza Lots 1 & 3, Block 1 (Singas Pizza), a zoning change request from PD-157R8-C (Planned Development-157 Revision 8-Commercial) to PD-157R9-C (Planned Development 157-Revision 9-Commercial) to allow the operation of a 1,167-square-foot restaurant located at 817 S. MacArthur along the west side of S. MacArthur Blvd; south of E. Belt Line Road at the request of MM Valley Ranch, LLC, being represented by Mark Guest, Ebarb + Guest Architecture.

STAFF REP.: Matthew Steer

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

[Site Plan.pdf](#)

[Floor Plan & Store Hours.pdf](#)

[Elevations & Sign Plan.pdf](#)

[Applicant's Narrative.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-320-TC, Town Center Addition Lot 2, Block 3 (Jason's Deli Drive Thru), a zoning change request from TC (Town Center) to PD-320-TC (Planned Development 320-Town Center) to allow the operation of a 4,618 square-foot drive through restaurant located along the east side of Denton Tap Road; North of Town Center Blvd. at 240 N. Denton Tap Road, at the request of Alen Hinkley, being represented by Tavis Browne, GPD Group.

STAFF REP.: Mary Paron-Boswell

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

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations.pdf](#)

[Floor Plan.pdf](#)

8. **Update on City Council items.**

9. **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

**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 13th day of December, 2024, at \_\_\_\_\_.

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