



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, December 19, 2024

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

PRESENT: Chairman, Edmund Haas; Commissioner, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Ed Maurer; Commissioner, Kent Hafemann; and Commissioner, Freddie Guerra

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Luay Rahil, Assistant Director of Community Development; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met 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 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)

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. Consider approval of the November 21, 2024, Planning and Zoning meeting minutes.

A motion was made by Commissioner Hafemann, seconded by Commissioner Guerra, to approve the minutes of the November 21, 2024, Planning and Zoning meeting. The motion was approved 4-0, with Commissioner Guerra and Commissioner Maurer abstaining.

6. PUBLIC HEARING:

Consider approval of 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.

Matt Steer, Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of PD-157R9-C, Valley Ranch Plaza, subject to the following conditions:

1. Proposed PD to increase allowed restaurant area on Lots 1 & 3, Block A from 8,400 to 10,120 square feet.
2. Proposed PD to utilize an exception to allow 209 parking spaces to accommodate the proposed increase in restaurant uses that would typically require 214 parking spaces.
3. Hours of operation shall not exceed 10 a.m. to 12:00 a.m., daily.
4. Proposed signage shall require a permit.
5. A grease trap be installed that is adequately sized to support the restaurant use.

Mark Guest, 3309 Elm Street, #102-241, Dallas TX, 75226, was present to answer questions of the commission and stated they were in agreement with staff conditions.

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 Guerra, seconded by Commissioner

Maurer, to approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

7.

PUBLIC HEARING:

Consider approval of PD-320-TC, 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 on 1.674 acres of property.

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of PD-320-TC, subject to the following PD conditions:

1. To allow for a restaurant with a drive-through area as presented.
2. To allow for the landscaping as presented.
3. Hours of operation shall not exceed 10 am to 10 p.m., daily.
4. Any proposed signage shall require a separate submittal and permit.
5. The restaurant must be served by an adequately sized grease trap on-site.

Travis Brown, GPD Group, 5050 Quorum Drive, Ste. 338, Dallas, Texas 75254, was present to answer questions of the commission and stated they were in agreement with staff conditions.

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 approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

8. Update on City Council items.

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

9. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 7:03p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary