



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

---

Thursday, October 17, 2024

6:00 PM

255 Parkway Blvd.

---

**Edmund Haas**  
(Chair)

**Glenn Portman**  
(Vice Chair)

**Cindy Bishop**

**Sue Blankenship**

**Freddie Guerra**

**Kent Hafemann**

**Ed Maurer**

**PRESENT:** Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Ed Maurer; Commissioner, Kent Hafemann; Commissioner, Cindy Bishop; and Commissioner, Freddie Guerra via Zoom.

**ABSENT:** Commissioner, Sue Blankenship

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Aaron Tainter, Assistant Director of Public Works; Cole Baker, E.I.T., Graduate Engineer; Dezirae Veuleman, Code Compliance Officer; Phoebe Stell, Deputy City Secretary; Robert Hager, City Attorney; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, October 17, 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 6:05 p.m.

**2. Work Session (Open to the Public)**

- a. Discussion of agenda items.
- b. Discussion about Joint Meeting.

**3. Regular Session (Open to the Public)**

Chairman Haas called the Regular Session to order at 6:45 p.m. and stated that item #7 would be presented before item #6 because the applicant was running late.

**4. Citizens Appearance**

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

**5. Consider approval of the September 19, 2024, Planning and Zoning meeting minutes.**

A motion was made by Vice Chair Portman, seconded by Commissioner Hafemann, to approve the minutes of the September 19, 2024, Planning and Zoning meeting. The motion was approved unanimously, 6-0.

**6. PUBLIC HEARING:**

Consider approval of PD-134R4-SF-7, 134 Turnberry Lane (STR), a zoning change request from PD-134R-SF-7 (Planned Development- 134 Revised- Single-Family-7) to PD-134R4-SF-7 (Planned Development- 134 Revision 4- Single-Family-7) to consider allowing a short-term rental for one room, on 0.17 acres of property located at 134 Turnberry Lane, at the request of Aditi Kharel, the property owner.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case (after item 7 on the agenda to allow sufficient time for the applicant to be present) with exhibits and stated that staff is recommending approval of this request, subject to the following conditions:

- 1. PD Conditions:
  - a. To obtain an annual STR permit.
  - b. Notify staff of any change of property ownership.
  - c. Limit the rental to the one room specified for less than 30 days.

Aditi Kharel, applicant, 134 Turnberry Lane, 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. Charles Poole, 848 Mullrany Dr., spoke against the proposed request.
2. Carter Smith, 851 Mullrany Dr., spoke against the proposed request.
3. Osualdo Orellaua, 152 Fallkirk, Dr., spoke against the proposed request.
4. Jim Prince, 139 Fallkirk Dr., spoke against the proposed request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Maurer, seconded by Commissioner Hafeman, to approve the agenda item subject to the conditions outlined by staff. The motion was approved with the following vote, 4-2.

**Aye:** Vice Chair Portman, Commissioner Maurer, Commissioner Hafemann, Commissioner Bishop

**Nay:** Chairman Haas, Commissioner Guerra

7.

**PUBLIC HEARING:**

Consider approval of PD-301R5-HC, Victory Shops Coppell, a zoning change request from PD-301R3-HC (Planned Development 301-Revision 3-Highway Commercial) to PD-301R5-HC (Planned Development 301- Revision 5-Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant with and without drive-throughs, and a Hotel on 11 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 16,510-sf multi-tenant building with restaurant and retail uses with a drive-through on Lot 3, Block A, on approximately 2.17 acres; a Detail Site Plan for a 16,780-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 2.24 acres of land; a Detail Site Plan for a 9,095-sf building with restaurant and retail uses with a drive-through on Lot 2, Block A, on approximately 1.70 acres; and a Detail Site Plan for a 79,202-sf five-story hotel on Lot 8, Block A, on approximately 2.96 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppell, LLC, being represented by Kirkman Engineering, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case (before item 6 on the agenda) with exhibits and stated that staff is recommending approval of the request subject to the same previous conditions, and adding (j), (k) and (l):

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required prior to permitting for each of the Detail Plans.
3. The TIA will need to be updated to reflect the proposed building expansions.
4. A right turn lane be constructed on S. Belt Line Road with this project.
5. Revise the landscape plans and calculations to reflect changes prior to City Council.
6. PD Conditions:
  - a. All signage shall comply with City regulations, unless specifically requested and granted.
  - b. Plans for the linear park shall require staff approval.
  - c. The focal point artwork shall require staff approval and shall be in place prior to the issuance of a CO for the buildings at the rear of the property, which

- includes the hotel.
- d. A P.O.A. shall be required prior to the filing of the final plat.
- e. A Detailed Site Plan shall be required for the development of any of the lots.
- f. A Tree Survey and tree mitigation, if any, shall be required at the time of Detail Planned Development.
- g. Parking shall be allowed in the front yard as shown.
- h. Restaurants with drive throughs shall be allowed as shown on the concept plan.
- i. To allow the monument signs as previously approved.
- j. To allow the art/lighting component for the Tempo hotel.
- k. To allow patios under 500-sf, per lot, to not have an additional parking requirement.
- l. To approve the setbacks as shown.

John Garnder, Kirkman Engineering, 5200 State Highway 121, Colleyville, TX 76034, was present to answer questions of the commission.

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 Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item subject to the conditions outlined by staff. The motion passed unanimously, 6-0.

**8.**

**PUBLIC HEARING:**

Consider approval of PD-318-LI, 300 Freeport Parkway Redevelopment, Lot 1, Block A, a zoning change request from LI (Light Industrial) and S-1132 (Special Use Permit 1132) to PD-318-LI (Planned Development 318-Light Industrial) allowing for a Detail Site Plan for one office/warehouse building (186,143 sq. ft.) and associated easements and fire lane configuration on 13.05 acres of property, located on the east side of Freeport Parkway and approximately 2,300 -ft south of Sandy Lake Rd, being developed by Alliance Industrial Company, and being represented by Langan Engineering and Environmental Services, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of PD-318-LI, subject to the following PD conditions:

1. To allow a living screen instead of a masonry screening wall.
2. To allow for the construction of a 43-ft tall building within 150 ft of residential properties.
3. To request a variance to the City requirement for a Conditional Letter of Map Revision (CLOMR).

Sony David, Langan Engineering, 2999 Olympus Blvd., Dallas, TX 75019, was present to answer questions of the commission.

Will Bohls, Lighting Industrial Company, owner representative, 9900 North Central Expressway, Dallas, Tx 75231, was present to answer questions regarding tenant use.

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

to speak.

1.Ram Sunkavalli, 618 Oak Grove Ln., spoke against the proposed request.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the agenda item subject to the conditions outlined by staff. The motion was approved with the following vote, 4-2.

**Aye:** Commissioner Guerra, Vice Chair Portman, Commissioner Maurer, Commissioner Bishop

**Nay:** Chairman Haas, Commissioner Hafemann

9.

**PUBLIC HEARING:**

Consider approval of 300 Freeport Parkway Redevelopment Addition, Lot 1, Block A, Replat, to plat the two properties into one lot, a portion being a replat of Alford Media Addition, consisting of 13.05 acres of land located south of Sandy Lake Road and on the east side of South Freeport Parkway, being developed by Alliance Industrial Company, and being represented by Langan Engineering and Environmental Services, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of 300 Freeport Parkway Redevelopment Addition, Lot 1, Block A, subject to the following condition being met:

- 1. There may be additional comments at the time of Engineering Review and Building Permit.
- 2. The tree mitigation fees are paid at time of tree removal permit.

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 Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item subject to the conditions outlined by staff. The motion passed unanimously, 6-0.

Agenda items 10-13 were presented and voted on as one item.

10.

**PUBLIC HEARING:**

Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 31-3 (Off-street loading space, all districts); adding "Existing loading dock areas of warehouse/distribution sites within the Light Industrial District may be converted to additional off-street parking spaces provided the area is screened from public view or adjacent property with evergreen landscaping in accordance with Section 12-34-7 General Standards, or with a masonry screening wall in accordance with Section 12-33 Screening Standards."

STAFF REP.: Matt 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 Chairman Haas, seconded by Vice Chair Portman, to approve the agenda item as amended by the City Attorney. The motion passed unanimously, 6-0.**

11.

**PUBLIC HEARING:**

Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 31-6 (Parking requirements based on use); amending the off-street parking requirements for “Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, printing or plumbing shop, or similar establishment” to replace the term “warehouse” with “warehouse/distribution” and revise the parking requirements from “One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 1,000 square feet of floor area” to “One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 2,000 square feet of floor area.”

STAFF REP.: Matt 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 Chairman Haas, seconded by Vice Chair Portman, to approve the agenda item as amended by the City Attorney. The motion passed unanimously, 6-0.**

12.

**PUBLIC HEARING:**

Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 31-7 (Rules for computing number of parking spaces); adding “6. The Director of Community Development is authorized to grant a 5% reduction in parking for retail centers greater than 10,000 square feet in building area. 7. The Director of Community Development is authorized to approve a reduction of the number of required parking spaces by more than 5% reduction in the number of required parking spaces for retail centers greater than 10,000 square

feet in building area, if such reduction is supported by the findings of a parking study and alternate parking plan obtained by the owner or developer of the property that is prepared by a licensed transportation engineer.”

STAFF REP.: Matt 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 Chairman Haas, seconded by Vice Chair Portman, to approve the agenda item as amended by the City Attorney. The motion passed unanimously, 6-0.**

**13.**

**PUBLIC HEARING:**

Consider approval of text change amendments to the Code of Ordinances, Chapter 12, Article 12-29-4 (Provisions for Business Zoning Districts) to allow signs, excluding pole signs, built prior to 1990 to be rebuilt in the same location with the same height and width, provided they are architecturally compatible with the main structure on site.

STAFF REP.: Matt 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 Chairman Haas, seconded by Vice Chair Portman, to approve the agenda item as amended by the City Attorney. The motion passed unanimously, 6-0.**

**14. Update on City Council Items.**

**Matt Steer, Development Services Administrator, stated that there were no Planning & Zoning items on the recent City Council agenda.**

**15. Adjournment**

**There being no further business before the Commission, Chairman Haas adjourned the meeting at 8:57 p.m.**

\_\_\_\_\_  
**Edmund Haas, Chair**

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