



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, August 15, 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, Sue Blankenship; Commissioner Ed Maurer; Commissioner, Freddie Guerra; and Commissioner, Cindy Bishop via Zoom.

ABSENT: Commissioner, Kent Hafemann

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Luay Rahil, Assistant Director of Community Development; Cole Baker, E.I.T., Graduate Engineer; Dezirae Veuleman, Code Compliance Officer; Rachel Rosenstern, Code Compliance Officer; Lauren Schellenberger, Code Compliance Officer; and Ashley Owens, City Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, August 15, 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)

3. Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 6:30 p.m.

4. Citizens Appearance

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

5. Consider approval of the July 18, 2024, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Maurer, to approve the minutes of the July 18, 2024, Planning and Zoning meeting. The motion was approved unanimously, 6-0.

6. PUBLIC HEARING:

Consider approval of PD-109R3-SF-9, 619 Oakbend Drive (STR), a zoning change request from PD-109-SF-9 (Planned Development- 109 - Single-Family-9) to PD-109R3-SF-9 (Planned Development- 109 Revision 3- Single-Family-9) to consider allowing a Short-Term Rental on 0.74 acres of property located at 619 Oakbend Drive, at the request of

Scott Young, the property owner.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is unable to recommend approval of this request. Should the Commission choose to recommend approval of this request, staff would recommend the following conditions:

1. PD Conditions:

- a. To obtain a STR permit prior to their current one expiring.
- b. Notify staff of any change of property ownership.
- c. Limit the rental to four rooms for less than 30 days.

Applicant, Scott Young, 619 Oakbend Dr., presented his case and answered questions of the commission.

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

- 1) Jacque Bresnahan, 607 Oakbend Dr., spoke against the proposed request.
- 2) Tom Bresnahan, 607 Oakbend Dr., spoke against the proposed request.
- 3) Ali Askari, 104 Branchwood Tr., spoke against the proposed request.
- 4) Elisabeth Nelson, 618 Oakbend Dr., spoke against the proposed request.
- 5) Case Carpenter, 146 Oakbend Dr., spoke against the proposed request.
- 6) Nanci Bookout, 623 Oakbend Dr., spoke against the proposed request.
- 7) Brent Bookout, 623 Oakbend Dr., spoke against the proposed request.
- 8) Julie Simpson, 117 Branchwood Tr., spoke against the proposed request.
- 9) Duwayne Willett, 701 Post Oak Dr., spoke against the proposed request.
- 10) Jack Clark, 718 Beal Ln., spoke against the proposed request.
- 11) Lauren Willett, 701 Post Oak Dr., spoke against the proposed request.
- 12) Cecilia Tanaka, 176 Branchwood Tr., spoke against the proposed request.

Scott Young, 619 Oakbend Dr., applicant, stated he would like to withdraw his request.

- 13) Doug Maxey, 599 Oakbend Dr., spoke against the proposed request.
- 14) Tina Chapman, 608 Autumnwood Ln., spoke against the proposed request.
- 15) Connor Lipscomb, 712 Post Oak Dr., spoke against the proposed request.
- 16) David Tovson, 623 Beal Ln., spoke against the proposed request.
- 17) Colby Bookout, 623 Oakbend Dr., spoke against the proposed request.

Chairman Haas closed the Public Hearing.

The agenda item request was withdrawn by the applicant and no further action or motion was necessary.

7. Update on City Council

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

8. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 8:04 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary