



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, November 21, 2024

6:00 PM

255 Parkway Blvd

Edmund Haas
(Chair)

Glenn Portman
(Vice 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, November 21, 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 two (2) 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 October 17, 2024, Planning and Zoning meeting minutes.
Attachments: [Oct 17, 2024 PZ Minutes.pdf](#)

6. Consider approval of the October 24, 2024, joint meeting minutes with the F.O.A.R.D. Task Force and Smart City boards of the City of Coppel.
Attachments: [Oct 24, 2024 Joint Meeting Minutes.pdf](#)

7. PUBLIC HEARING:
Consider approval of PD-319-SF-12, Lot 18, Block 4, North Lake Woodlands 3, a zoning change request from SF-12 (Single-Family-12) to PD-319-SF-12 (Planned Development 319- Single-Family-12) to approve an existing carport encroaching within the required side setback, located at 552 Arbor Brook Lane, at the request of Derric Bonnot, the property owner.
STAFF REP.: Mary Paron-Boswell
Attachments: [PZ Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[BOA Variance Memo.pdf](#)
[Building Permit Application.pdf](#)
[Floor Plan.pdf](#)
[Engineer's Letter.pdf](#)
[Site Photographs.pdf](#)
[Applicants Presentation.pdf](#)
[Petition.pdf](#)

8. PUBLIC HEARING:
Consider approval of PD-313R-MF-2, Lake Breeze Condominiums, a zoning change request from C (Commercial) to PD-313R-MF-2 (Planned Development 313- Revised -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four(4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and the west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood, at the request of Coppel Lake Breeze, LLC, being represented by Greg Frnka of GPF Architects, LLC.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plans.pdf](#)

[Tree Survey and Mitigation Plans.pdf](#)

[Building Elevations Fencing Rendering and Material Board.pdf](#)

[Floor Plan.pdf](#)

[Narrative.pdf](#)

9. Consider approval of a resolution of the City of Coppell Planning and Zoning Commission approving a waiver of Coppell Subdivision Ordinance, Section 13-9-1(G)(19) of the Coppell Code of Ordinances, requirement that a residential building pad shall not be less than 12 inches above the curb elevation for Lot 6, Block 8, Village at Cottonwood Creek Section 1, 254 Winding Hollow Ln.
STAFF REP.: Cole Baker

Attachments: [Staff Report.pdf](#)

[Resolution.pdf](#)

10. Update on City Council items.

11. Adjournment

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 Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

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 18th day of November, 2024, at _____.

Kami McGee, Board Secretary