



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, December 21, 2023

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(Chair)

Glenn Portman  
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

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

**ABSENT:** Vice Chair, Glenn Portman

Also present were Matt Steer, Development Services Administrator; Mary Paron-Boswell, Senior Planner; Luay Rahil, Assistant Director of Community Development; Cole Baker, E.I.T., Graduate Engineer; Rachel Rosenstern, Code Compliance Officer; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, December 21, 2023, 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 Regular Session to order at 6 p.m.**

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

**a. Discussion of agenda items**

Regular Session (Open to the Public)

**3. Citizen's Appearance**

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

**4. Consider approval of the November 16, 2023, Planning and Zoning meeting minutes.**

**A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the minutes of the November 16, 2023, Planning and Zoning meeting. The motion was approved unanimously, 6-0.**

**5. PUBLIC HEARING:**

Consider approval of PD-210R3-SF-9, Lot 45, Block 1, Anderson Addition (309 Kaye Street), a zoning change request from PD-210-SF-9 (Planned Development - 210 - Single-Family - 9) to PD-210R3-SF-9 (Planned Development - 210 Revision 3- Single-Family 9) to consider allowing a 54.3% lot coverage in lieu of the 35% allowed on 0.21 acres, located on Lot 45, Block 1, Anderson Addition (309 Kaye Steet) at the request of Lina Merhi, the property owner.

STAFF REP.: Matt Steer

**Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of this request with no outstanding conditions.**

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

- 1.) Maurice DeVidts, 316 Kaye St., spoke in favor of the request.**
- 2.) Mark Stewart, 3932 Ridgecrest Dr., spoke in favor of the request.**

- 3.) Mason Merhi, 310 Stoneledge, spoke in favor of the request.
- 4.) Juan Goycochea, 600 S. MacArthur, spoke in favor of the request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Guerra, seconded by Commissioner Blankenship, to approve the agenda item. The motion passed unanimously, 6-0.

**6.**

**PUBLIC HEARING:**

Consider approval of PD-134R3-SF-7, 215 Lairds Dr., (STR), a zoning change request from PD-134R-SF-7 (Planned Development - 134 Revised- Single-Family 7) to PD-134R3-SF-7 (Planned Development - 134 Revision 3 - Single-Family 7) to consider allowing a short-term rental on property located at 215 Lairds Drive (Coppell Greens - Phase 2, Lot 12, Block F), at the request of Faith and Delon Onsin, the property owners.

STAFF REP.: Mary Paron-Boswell

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

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

Delon Onsin, 215 Lairds Dr., Coppell, TX, was present to answer questions of the commission.

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

- 1.) Ryan McCormick, 166 Turnberry Lane, stated they were in opposition of the request.
- 2.) Peter Cotting, 850 Applecross Court, stated they were in opposition of the request.
- 3.) Phil LaBerge, 858 Dalmalley Lane, stated they were in opposition of the request.
- 4.) Charles Poole, 848 Mullrany Dr., stated they were in opposition of the request.
- 5.) Carter Smith, 851 Mullrany Dr., stated they were in opposition of the request.
- 6.) Maurice De Vidts, 316 Kaye St., stated they were in opposition of the request.
- 7.) Juan Goycochea, 600 S. MacArthur, stated he was in favor of the zoning change request.
- 8.) Tamera Westervelt, 871 Mullrany Dr., stated they were in opposition of the request.
- 9.) Bo & Nancy Jackson, 867 Mullrany Dr., stated they were in opposition of the request.
- 10.) T. Shrimali, 855 Mullrany Dr., stated they were in opposition of the request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Hafeman, seconded by Commissioner Blankenship, to deny the agenda item. The motion passed unanimously, 6-0.

7.

**PUBLIC HEARING:**

Consider approval of Blackberry Farms PH-1, Vacation Plat, vacating all lots, rights-of-way, easements, and setbacks created by Blackberry Farms, Addition Phase 1, on 45.65 acres of land located on the northeast quadrant of Sandy Lake Road and MacArthur Blvd at the request of M&T Developers, Inc., being represented by Westwood Professional Services, Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, stated that agenda items 7 and 8 were Vacation Plats, Phase 1 and Phase 2, for Blackberry Farms.

Chairman Haas asked that agenda items 7 and 8 be combined and voted on together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the Vacation Plat, Phase I, for Blackberry Farms subject to the following conditions:

1. This plat vacation must be filed before the new plat can be recorded.

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 Blankenship, to approve the agenda item. The motion passed unanimously, 6-0.

8.

**PUBLIC HEARING:**

Consider approval of Blackberry Farms PH-2, Vacation Plat, vacating all lots, rights-of-way, easements, and setbacks created by Blackberry Farms, Addition Phase 2, on 9.21 acres of land located on the northeast quadrant of Sandy Lake Road and MacArthur Blvd at the request of HBBL Development, Inc., being represented by Westwood Professional Services, Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, stated that agenda items 7 and 8 were Vacation Plats, Phase 1 and Phase 2, for Blackberry Farms.

Chairman Haas asked that agenda items 7 and 8 be combined and voted on together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the Vacation Plat, Phase 2, for Blackberry Farms subject to the following conditions:

1. This plat vacation must be filed before the new plat can be recorded.

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 Blankenship, to approve the agenda item. The motion passed unanimously, 6-0.

**9.**

**PUBLIC HEARING:**

Consider approval of Blackberry Farms PH-1, Lots 1-15, Block A, Lots 1-16, Block B and Lots 1-23, Block C and Lots 1X-4X & 6X-8X, Final Plat, a 54 lot subdivision with 7 common area lots, including a private 50' right-of-way, on 45.65 acres of land located on the northeast quadrant of Sandy Lake Road and MacArthur Blvd at the request of M&T Developers, Inc., being represented by Westwood Professional Services, Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, stated that agenda items 9 and 10 were Final Plats, Phase 1 and Phase 2, for Blackberry Farms.

Chairman Haas asked that agenda items 9 and 10 be combined and voted on together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the Final Plat, Phase I, for Blackberry Farms subject to the following conditions:

- 1. There may be other comments with detail engineering review.
- 2. The vacation plat must be filed before this new plat can be recorded.
- 3. Add the PD conditions approved with the zoning to the plat.

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 Guerra, to approve the agenda item. The motion passed unanimously, 6-0.

**10.**

**PUBLIC HEARING:**

Consider approval of Blackberry Farms PH-2, Lots 1-9, Block D and Lots 5X & 9X, Final Plat, a 9 lot subdivision with two common area lots, including gated and private streets, on 9.21 acres of land located on the northeast quadrant of Sandy Lake Road and MacArthur Blvd at the request of HBBL Development, Inc., being represented by Westwood Professional Services, Inc.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, stated that agenda items 9 and 10 were Final Plats, Phase 1 and Phase 2, for Blackberry Farms.

Chairman Haas asked that agenda items 9 and 10 be combined and voted on together.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and

stated that staff is recommending approval of the Final Plat, Phase 2, for Blackberry Farms subject to the following conditions:

1. There may be other comments with detail engineering review.
2. The vacation plat must be filed before this new plat can be recorded.
3. Add the PD conditions approved with the zoning to the plat.

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 Guerra, to approve the agenda item. The motion passed unanimously, 6-0.

**11. Update on City Council items**

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

**12. Adjournment**

There being no further business before the commission, Chairman Haas adjourned the meeting at 7:34p.m.

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**Edmund Haas, Chair**

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**Kami McGee, Board Secretary**