



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, November 16, 2023

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 16, 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 is to consider the following items:

Regular Session (Open to the Public)

1. **Call to Order**
2. **Work Session (Open to the Public)**
 - a. **Discussion of agenda items**

Regular Session (Open to the Public)

3. **Citizen's 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 October 19, 2023, Planning and Zoning meeting minutes.

Attachments: [Planning & Zoning Minutes - October 19, 2023.pdf](#)

5. PUBLIC HEARING:

Consider approval of PD-250R26R-H, Old Town Addition, Lot 4R, Block D (767 West Main St), a zoning change request from PD-250R26-H (Planned Development-250 Revision 26 - Historic) to PD-250R26R-H (Planned Development-250 Revision 26 Revised- Historic) to allow for a 775 square-foot ice cream shop and 2,359 square feet of speculative restaurant uses on approximately .25 acres of property located at 767 West Main Street, at the request of Diana Ahmad.

STAFF REP.: Matthew Steer

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Floor Plan with Hours of Operation.pdf](#)

[Sign Plan.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-311R-LI, AstraZeneca Overhead Tank Line, Being a portion of Lot 3R1, Block 8, Parkwest Commerce Center, a zoning change request from PD-311-LI (Planned Development-311-Light Industrial) to PD-311R-LI (Planned Development-311 Revised-Light Industrial) to allow an overhead tank line from the accessory tank farm structure to the existing office warehouse on approximately 8 acres on a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive, at the request of ML Realty on behalf of AstraZeneca, being represented by Allen Hager, DPR Construction.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Pipe Rack Design and Renderings.pdf](#)

[Landscape Plan.pdf](#)

[Narrative.pdf](#)

[Parking Memo.pdf](#)

7. **Update on City Council items**

8. 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 10th day of November, 2023, at _____.

Kami McGee, Board Secretary