



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, July 18, 2024

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; Vice Chair, Glenn Portman; Commissioner, Sue Blankenship; Commissioner Ed Maurer; Commissioner, Cindy Bishop; Commissioner, Kent Hafemann; and Commissioner, Freddie Guerra via Zoom.

Also present were Mary Paron-Boswell, Senior Planner; 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; Vandana Sayegh, Senior Administrative Assistant; and Ashley Owens, City Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, July 18, 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 6:10 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 6:37 p.m.

**4. Citizens Appearance**

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

**5. Consider approval of the May 16, 2024, Planning & Zoning Commission meeting minutes.**

A motion was made by Vice Chair Portman, seconded by Commissioner Hafemann, to approve the minutes of the May 16, 2024, Planning and Zoning meeting. The motion was approved unanimously, 7-0.

**6. Consider approval of Site Plan, Lovett Industrial, Lot 1, Block A, a total of 6.56 ac. split between the City of Coppell and the City of Lewisville, for the construction of an office warehouse building (81,156-sf.) in Lewisville and associated parking located in Coppell, located at the southeast corner of Vista Ridge Mall Dr. and SH 121 and subject to an inter-local agreement.**

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of the request subject to the following conditions:

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Subject to the City of Lewisville approval.
3. Tree mitigation plans being updated.
4. Drainage will be reviewed as part of the Detail Engineering Review.

A motion was made by Commissioner Mauer, seconded by Commissioner Blankenship, to approve the agenda item. The motion was approved unanimously, 7-0.

**7. Consider approval of Lovett Addition, Lot 1, Block A, a plat to create a new lot and associated easements, located in both the City of Coppell and the City of Lewisville, located on 6.56 ac., zoned Light Industrial (LI), located at the southeast corner of Vista Ridge Mall Dr. and SH 121.**

STAFF REP.: Mary Paron-Boswell

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

that staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. The plat is approved by the City of Lewisville Planning and Zoning Commission.

A motion was made by Chairman Haas, seconded by Vice Chair Portman, to approve the agenda item. The motion was approved unanimously, 7-0.

8.

**PUBLIC HEARING:**

Consider approval of PD-317-C, Graystone Construction Building, Lot 2, Northlake Estates, a zoning change request from C (Commercial) to PD-317-C (Planned Development-317 - Commercial), to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd at the request Danny Didyk, Graystone Construction, being represented by Macatee Engineering, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of the request subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. PD Conditions:
  - a. Approve the reduced setbacks.
  - b. To allow the landscaping area as proposed and updating the data table calculations to accurately reflect what is shown.
  - c. To allow the glazing of the building as shown.
  - d. Allow parking as shown.

Cole Baker, E.I.T., Graduate Engineer, City of Coppell, was present to answer questions of the Commission regarding the reconstruction projects of Bullock St. and Howell St.

Joseph Wilkins, Architect, 1214 Barlowe Ave., Dallas, 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) Justin Keller, 829 Bullock St., spoke against the proposed request.
- 2) Julio Castenada, 821 Bullock St., spoke against the proposed request.
- 3) Rich Pilone, 801 Howell, spoke against the proposed request.
- 4) Viswanatha Kichili, 196 Southwestern, spoke against the proposed request.

Chairman Haas closed the Public Hearing.

Cole Baker, E.I.T., Graduate Engineer, City of Coppell, was present to answer questions of the Commission regarding parking on the street.

Luay Rahil, City of Coppell Assistant Director of Community Development, was present to answer questions of the Commission regarding Code Compliance.

A motion was made by Vice Chair Portman, seconded by Commissioner Blankenship, to approve the agenda item subject to staff conditions. The motion failed with the following vote, 3-4.

Aye: Sue Blankenship, Glen Portman, Cindy Bishop  
Nay: Freddie Guerra, Eddie Haas, Ed Maurer, Kent Hafemann

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the agenda item subject to amending staff conditions to include removing the structure at the rear of the property and the restriction of parking trailers onsite. The motion was approved with the following vote, 4-3.

Aye: Freddie Guerra, Eddie Haas, Ed Maurer, Kent Hafemann  
Nay: Sue Blankenship, Glen Portman, Cindy Bishop

**9. Update on City Council**

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

**10. Adjournment**

There being no further business before the Commission, Chairman Haas adjourned the meeting at 8:09 p.m.

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**Edmund Haas, Chair**

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**Kami McGee, Board Secretary**