



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

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

PRESENT: Chairman, Edmund Haas; Commissioner, Sue Blankenship; Commissioner, Ed Maurer; Commissioner Freddie Guerra; and Commissioner Cindy Bishop (virtually).

ABSENT: Vice Chair, Glenn Portman; and Commissioner, Kent Hafemann

Also present were Matt Steer, Development Services Administrator; Mary Paron-Boswell, Senior Planner; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met 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, Coppel, 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 Coppel 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)

Chairman Haas Called the Regular Session to order at

1. Call to Order

Chairman Haas called the meeting to order at 6:23 p.m.

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

Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 6:35 p.m.

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 October 19, 2023, Planning and Zoning meeting minutes.

A motion was made by Commissioner Maurer, seconded by Commissioner Guerra, to approve the minutes of the October 19, 2023, Planning and Zoning meeting. The motion was approved, 4-0, with Commission Bishop abstaining.

5. PUBLIC HEARING:

Consider approval of PD-250R26R-H, Old Town Main Street (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 0.25 acres of property located at 767 West Main Street, at the request of Diana Ahmad.

Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of this request subject to the following conditions:

1. The dumpster enclosure shall be setback from the south side lot line the same distance as the main structure at minimum.
2. A grease trap shall be installed sufficiently sized to accommodate both restaurant users.
3. Redesign the "Mr. Henry's" can sign using a white aluminum backplate and the "Mr. Henry's" letters and ice cream cone either being halo or externally illuminated.
4. Final signage design for the speculative restaurant shall be allowed to be approved administratively by the Director of Community Development.

Diana Ahmad, 137 Kingsridge Dr., Coppell, TX 75019, was present to answer questions of the commission and requested the location of the dumpster be moved closer to the southern property line.

Ahmad Khatib, 137 Kingsridge Dr., spoke about moving the dumpster away from tenants.

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

- 1.) Ann Dragon, 727 Bent Tree, spoke against the zoning change request.
- 2.) Jonathan Taskof, 736 Hammond St., spoke against the zoning change request.
- 3.) Abe Tbara, 734 Hammond St., spoke against the zoning change request.

Chairman Haas closed the Public Hearing.

A motion was made by Chairman Haas, seconded by Commissioner Guerra, to approve the agenda item with staff conditions changing the location of the dumpster enclosure to the middle of the lot abutting the alley and adding a condition stating there be no deliveries between the hours of 10pm – 6am. The motion passed unanimously, 5-0.

6.

PUBLIC HEARING:

Consider approval of 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.

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

1. There may be additional comments during detailed engineering plan review.
2. PD Conditions:
 - a. To paint the pipe rack to match the building.

Allen Hager, 5607 Ferris Dr., Arlington, TX 76017, Developer, was present to answer questions of the commission.

Jared Doyle, 8728 Park Hill Dr., Ft. Worth, TX 76179, Engineer, was present to answer questions of the commission regarding the chemicals.

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 Maurer, to approve the agenda item. The motion passed unanimously, 5-0.

7. Update on City Council items

Chairman Haas stated that the commission was updated on City Council items

during Work Session.

Mary Paron-Boswell stated that all commissioners who had expiring terms in 2023, have been re-appointed.

8. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 7:39 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary