



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, December 15, 2022

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(Chair)

Glenn Portman  
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, December 15, 2022, 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 is to consider the following items:

### Regular Session (Open to the Public)

1. Call To Order
2. Work Session (Open to the Public)
3. Discussion of agenda items.

### Regular Session (Open to the Public)

4. Citizens Appearance

5. Consider approval of the November 17, 2022, Planning and Zoning meeting minutes.  
**Attachments:** [Planning and Zoning Meeting Minutes - November 17, 2022](#)
6. PUBLIC HEARING:  
Consider approval of PD-299R-C, Avatar Development, a zoning change request from PD-299-C (Planned Development 299-Commercial) to PD-299R-C (Planned Development 299-Revised - Commercial) to revise the Planned Development to allow for three 9,000-sf office/retail buildings on approximately 2.7 acres of property located on the northeast corner of N. Coppel Road and SH 121 at the request of Avatar Realty Group LLC, being represented Greg Guerin, East Star Design.  
STAFF REP.: Mary Paron-Boswell  
**Attachments:** [Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations Signage Renderings Material Board.pdf](#)
7. PUBLIC HEARING:  
Consider approval of PD-301R3-HC, Victory Shops Coppel, a zoning change request from PD-301R2-HC (Planned Development 301-Revision 2-Highway Commercial) to PD-301R3-HC (Planned Development 301-Revision 3-Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, and daycare on 10 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 12,510-sf multi-tenant building with restaurant and retail uses on Lot 3, Block A, on approximately 1.89 acres; a Detail Site Plan for a 10,990-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 1.72 acres of land; a Detail Site Plan for a 7,530-sf building with medical and retail uses on Lot 9, Block A, on approximately 0.97 acres; and a Detail Site Plan for a 4,900-sf multi-tenant building with restaurant and retail uses on Lot 10, Block A, on approximately 1.18 acres of land located at the southeast quadrant of S. Belt Line Road and Dividend Drive, at the request of Victory Retail Coppel, LLC., being represented by Kirkman Engineering, LLC.  
STAFF REP.: Mary Paron-Boswell  
**Attachments:** [Staff Report.pdf](#)  
[Revised Concept Site Plan.pdf](#)  
[Phase 1 Paving Plan.pdf](#)  
[Lot 3 Detail Site Plan Landscape Plan and Elevations.pdf](#)  
[Lot 4 Detail Site Plan Landscape Plan and Elevations.pdf](#)  
[Lot 9 Detail Site Plan Landscape Plan and Elevations.pdf](#)  
[Lot 10 Detail Site Plan Landscape Plan and Elevations.pdf](#)

[Overall Landscape Plan.pdf](#)

8. Update on City Council items.

9. Adjournment

**CERTIFICATE**

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 9th day of December, 2022, at \_\_\_\_\_.

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Kami McGee, Board Secretary

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE**

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).