



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, May 16, 2024

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

Also present were Matt Steer, Development Services Administrator; Vandana Sayegh, Senior Administrative Assistant; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, May 16, 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 p.m.

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

Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 6:30 p.m.

3. **Citizens 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 April 18, 2024, Planning and Zoning Commission meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the minutes of the April 18, 2024, Planning and Zoning meeting. The motion was approved unanimously, 6-0.

5. **PUBLIC HEARING:**

Consider approval of a zoning change request from PD-297R-LI (Planned Development- 297 Revised- Light Industrial) to PD-297R2-LI (Planned Development- 297 Revision 2- Light Industrial), to approve a new Detail Site Plan to add a canopy structure with an attached sign within the required front yard setback and to add a monument sign, a canopy at the northern entry, and mechanical equipment for an office warehouse building, on 9.01 acres of property, located at 1010 W. Sandy Lake Rd., at the request of Welbilt Inc., being represented by Halff Associates, Inc.

Matthew Steer, AICP Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of the request subject to the following PD conditions:

- 1.The Front Yard Setback on W Sandy Lake shall be reduced to 34' at proposed porte-cochere at the southwest building entry.**
- 2.Attached signage shall be allowed on porte-cochere.**

Colton Vaughn, Entos Design, 5400 LBJ Freeway, Ste. 125, Dallas, TX 75240, presented the case and answered questions of the commission.

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 Chairman Guerra, seconded by Commissioner Hafemann, to approve the agenda item. The motion passed unanimously, 7-0.

6. Update on City Council

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

7. Adjournment

There being no further business before the commission, Chairman Haas adjourned the meeting at 6:48 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary