



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, August 17, 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 Coppel, Texas, will meet on Thursday, August 17, 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 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. **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 June 15, 2023, Planning and Zoning meeting minutes.

Attachments: [June 15, 2023 Planning and Zoning Meeting Minutes.pdf](#)

5. PUBLIC HEARING:

Consider approval of PD-264R-RBN5, Easthaven (Eastlake) Lot 1X, Block D, a zoning change request from PD-264-RBN5 (Planned Development-264-Residential Urban Neighborhood 5) to PD-264R-RBN5 (Planned Development-264 Revised-Residential Urban Neighborhood 5) to allow the removal of five (5) Leyland Cypress Trees on 7.1 acres of property located on Common Area Lot 1X, Block D, at the request of Easthaven HOA, being represented by affected property owner, Kristina Lowe.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Photo of Trees.pdf](#)

[Photos of Cypress Knees at 635 Canemount.pdf](#)

[Email from Applicant.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-310-SF-12, Cameron Country Lot 1, Block 1, PD-310-SF-12, Cameron Country Lot 1, Block 1, a zoning change request from SF-12 to PD-310-SF-12 (Planned Development-310-Single Family-12) to allow the construction of a 750 square foot accessory structure (24 feet in height) in the rear yard and a stone & iron wall in the front yard on 1.1 acres of property located at 812 Deforest, at the request of Cherie Cao, being represented by Greg Frnka, GPF Architects, LLC.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Floor Plan & Elevations.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-210R2-SF-9, 416 Kaye Street (STR), a zoning change request from PD-210-SF-9 (Planned Development-210 - Single-Family-9) to PD-210R2-HC (Planned Development-210 Revision 2- Single-Family 9) to approve a Short-Term Rental (STR) on 0.22 acres of property located at 416 Kaye Street, at the request of Lorna Bell, the property owner.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Parking Plan.pdf](#)
[Room for Rent Sketch.pdf](#)
[Pamphlet.pdf](#)
[Photos.pdf](#)
[Airbnb Listing.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-308R-C, Kroger Fuel Station, a zoning change request from PD-308-C (Planned Development-308-Commercial) to PD-308R-C (Planned Development-308 Revised-Commercial), to allow a revised plan for a new fuel service station with five (5) fuel pumps located at 950 E. Sandy Lake Road, at the request of Coppell Wood Kroger, LLC., being represented by Clay Cristy of Claymoore Engineering.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Letter from Applicant.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Tree Survey.pdf](#)
[Elevations.pdf](#)
[Signage Plan.pdf](#)
[Photometric Plan.pdf](#)
[Parking Study.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-311-LI, AstraZeneca Tank Farm, Being a portion of Lot 3R1, Block 8, Parkwest Commerce Center, a zoning change request from LI to PD-311-LI (Planned Development-311-Light Industrial) to allow the construction of a 19,893 square foot accessory tank farm structure and a 8,149 square foot building addition to the existing office/warehouse building 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](#)
[Elevation Renderings.pdf](#)
[Floor Plan.pdf](#)
[Landscape Plan.pdf](#)
[Narrative.pdf](#)

[Parking Memo.pdf](#)

10. PUBLIC HEARING:
Consider approval of PD-309-SF-12 & C, Forest Creek, Lots 1 & 2, Block A, a zoning change request from C (Commercial) to PD-309-SF-12 & C (Planned Development-309-Single Family-12 & Commercial), to allow the development of a residence and professional office building on two lots totaling 2.05 acres of property located on the west side of S. Denton Tap Road approximately 450 feet north of W Bethel Road, at the request of Jose Fernando Teruya, FTA Design Studio, Inc.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Elevation Renderings and Material Exhibit.pdf](#)
[Landscape Plan.pdf](#)
11. Consider approval of Forest Creek, Lots 1 & 2, Block A, a minor plat, to allow the development of a residence and professional office building on two lots, totaling 2.05 acres of property, located on the west side of S. Denton Tap Road, approximately 450 feet north of W Bethel Road, at the request of Jose Fernando Teruya, FTA Design Studio, Inc.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Plat.pdf](#)
12. Update on City Council items
13. Adjournment

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppel, Texas on this 11th day of August, 2023, at _____.

Kami McGee, Board Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE

The City of Coppel 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 Coppel 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).

