



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, June 15, 2023

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

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

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 May 18, 2023, Planning and Zoning meeting minutes.
Attachments: [May 18, 2023, Planning & Zoning Meeting Minutes.pdf](#)
5. PUBLIC HEARING:
Consider approval of PD-295R4-HC, Popeyes Chicken Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R4-HC (Planned Development-295 Revision 4-Highway Commercial), to approve a Detail Site Plan for a Popeyes Chicken sit down/drive-thru restaurant on 0.97 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, just southwest of the proposed Tim Hortons, at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations.pdf](#)
[Signs.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-295R5-HC, Tim Hortons Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R5-HC (Planned Development-295 Revision 5-Highway Commercial), to approve a Detail Site Plan for a Tim Hortons sit down/drive-thru restaurant on 0.76 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, southwest of the QT (northeast of the proposed Popeyes), at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations.pdf](#)
[Signage.pdf](#)
7. PUBLIC HEARING:
Consider text change amendments to the Code of Ordinances, Chapter 12, Article 35 - Accessory Structure Regulations; removing the verbiage of required materials and exception thereto; allowing for pool cabanas with a ¾ bath (toilet, sink & shower), workshops with a ½ bath (toilet, sink), and other accessory structures with a utility sink or ¾ bath; specifically prohibiting sleeping chambers in all accessory buildings; amending the

minimum setbacks and maximum heights of accessory structures; amending verbiage from pool “liner” to pool “shell”; requiring carports to be accessed only off the rear alley, and amending the minimum setbacks and maximum heights of carports.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Comparison City Research.pdf](#)

[Ordinance Changes \(Redlined\).pdf](#)

8.

PUBLIC HEARING:

Consider text change amendments to the Code of Ordinances, Chapter 12, Article 29(B)(ii) Provisions for Business Zoning Districts, increasing the maximum allowable attached building sign area from 0.5 sq. ft. to 1 sq. ft. per aggregate linear foot of frontage for tenants with multiple facades that face two public streets.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Ordinance Changes \(Redlined\).pdf](#)

9.

PUBLIC HEARING:

Consider text change amendments to the Code of Ordinances, Chapter 12, Article 31-3(2) (Off-street loading spaces all districts); amending the off-street parking requirements for kindergartens, day schools, and similar child training and care establishments; allowing for 3 parking spaces in lieu of the required circular drive.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Ordinance Changes \(Redlines\).pdf](#)

10. Update on City Council items

11. 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 June, 2023, at _____.

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).