



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

---

Thursday, October 19, 2023

6:00 PM

255 E. 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 Coppell, Texas, will meet on Thursday, October 19, 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:

### 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 September 21, 2023, Planning and Zoning meeting minutes.

**Attachments:** [Planning and Zoning Meeting Minutes - September 21, 2023.pdf](#)

5. PUBLIC HEARING:

Consider approval of the Spencer Estates Lots 1-2, Block A, a residential replat to divide an existing single-family lot into two single-family lots on 4.17 acres located at 724 Deforest Road at the request of Anthony Spencer, being represented by Michael Doggett, Kimley-Horn and Associates, Inc.

Staff Rep.: Matt Steer

**Attachments:** [Staff Report.pdf](#)

[Replat.pdf](#)

[Tree Survey.pdf](#)

6. PUBLIC HEARING:

Consider approval of S-1267-SF-12, 776 Crestview Lane (STR), a zoning change request from SF-12 (Single-Family-12) to S-1267-SF-12 (Special Use Permit-1267 - Single-Family-12) to consider allowing a short-term rental on property located at 776 Crestview Lane (Northlake Woodlands East 12, Lot 6R, Block F), at the request of Salma Shaikh and Shahid Aziz, the property owners.

Staff Rep.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Parking Plan.pdf](#)

[Floorplan for Room Rental.pdf](#)

[Owner Letter.pdf](#)

[Room Photos.pdf](#)

[Airbnb Listings.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-213R7-H, Live/Work, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R6-H (Planned Development-213 Revision 6 - Historic) to PD-213R7-H (Planned Development-213 Revision 7 - Historic) to revise the Detail Site Plan for the five, two-story live/work buildings by enclosing the outdoor alcove area (70-sf); allowing up to 800-sf of retail use for each

building; and allowing the west porches for buildings A, C, and E to have a covered gabled roof, 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

Staff Rep.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Revised Elevations.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-312-HC, Lovett Coppell Business Park, a zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial on the 13.2 acre office/warehouse portion, at the request of Lovett Industrial, LLC, being represented by Dan Gallagher, Kimley-Horn and Associates, Inc.

Staff Rep.: Matt Steer

**Attachments:** [Staff Report.pdf](#)

[1. Concept Plan \(Lots 1-3\).pdf](#)

[2. Detail Site Plan \(Lot 1\).pdf](#)

[3. Lot Lines & Lot Area Exhibit.pdf](#)

[4. Landscape Plan - Color.pdf](#)

[5. Tree Preservation Plans \(No Exemption\).pdf](#)

[6. Tree Preservation Plans \(Building Pad Exempt\).pdf](#)

[7. Tree Preservation Plans \(Building Pad, Fire Lanes, Public Easements and Re](#)

[8. Elevations & Renderings - Detail Office-Warehouse Lot 1.pdf](#)

[9. Elevations - Conceptual Office Lot 2.pdf](#)

[10. Elevations - Conceptual Office-Retail Lot 3.pdf](#)

[11. Color Renderings.pdf](#)

[12. Traffic Impact Analysis.pdf](#)

[13. Letter of Intent.pdf](#)

[14. Sight Line Studies.pdf](#)

[15. Proposed PD Conditions Exhibit.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-313-MF-2, Lake Breeze Senior Living, Coppell Heights, Lots 3-5 and 11-15, a zoning change request from C to PD-313-MF-2 (Planned Development 313-Multifamily-2) to allow a 120

unit, four (4) story, age restricted 55+ senior living facility on approximately 4.4 acres located on the east side of S Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road at the request of Coppell Lake Breeze, LLC, being represented by Maxwell Fisher, Zone Dev.

Staff Rep.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Tree Survey and Mitigation.pdf](#)

[Building & Carport Elevations and Material Board.pdf](#)

[Floor Plan.pdf](#)

[Narrative.pdf](#)

[Traffic Study.pdf](#)

10. Update on City Council items

11. Adjournment

#### **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).

#### **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 13th day of October, 2023, at \_\_\_\_\_.

\_\_\_\_\_  
Kami McGee, Board Secretary