



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

---

Thursday, April 18, 2024

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, April 18, 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, 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)

### 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 March 21, 2024, Planning and Zoning meeting minutes.

**Attachments:** [March 21, 2024 Planning & Zoning Meeting Minutes.pdf](#)

5. PUBLIC HEARING:  
Consider approval of PD-183R2-C, Coppell High School Fine Arts Building and Tennis Center Expansion, a zoning change request from PD-183R-C (Planned Development-183 Revised- Commercial) to PD-183R2-C (Planned Development-183 Revision 2 - Commercial), to approve a Detail Site Plan for a 46,265 sq. ft. Fine Arts Building, a 4,600 sq. ft. Tennis Building and field equipment/event areas on 63.478 acres of property located at 185 W. Parkway Blvd., at the request of Coppell ISD, being represented by Drew Anderson of Core Construction.  
STAFF REP.: Mary Paron-Boswell

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

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations & Signage.pdf](#)

6. PUBLIC HEARING:  
Consider approval of Coppell High School Addition, Replat, Lot 1R, Block 1, a replat to allow for the construction of a Fine Arts Building and Tennis Building and associated easements on 63.478 acres of property located at 185 W. Parkway Blvd., at the request of Coppell ISD, being represented by Drew Anderson of Core Construction.  
STAFF REP.: Mary Paron-Boswell

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

[Replat.pdf](#)

7. **Update on City Council**

8. **Adjournment**

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).

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 12th day of April, 2024, at \_\_\_\_\_.

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