



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

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

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

Also present via video conference: Chairman, Edmund Haas

ABSENT: Commissioner, Ed Maurer

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator Aaron Tainter, Assistant Director of Public Works; Cole Baker, E.I.T., Graduate Engineer; 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, 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, 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 March 21, 2024, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Hafemann, to approve the minutes of the March 21, 2024, Planning and Zoning meeting. The motion was approved unanimously, 6-0.

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

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of the request subject to the following conditions:

- 1. There may be additional comments during the Detail Engineering review.**
- 2. A plat will be required showing the revised fire lanes and easements.**
- 3. PD Conditions:**
 - a. To allow the landscaping as proposed.**
 - b. Approve the site plan as presented.**

Sid Grant, 200 S. Denton Tap Rd., Coppell, TX, 75019, 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 Vice Chair Portman, seconded by Commissioner Bishop, to approve the agenda item. The motion passed unanimously, 6-0.

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

Mary Paron-Boswell, Senior Planner, presented the case with exhibits stating that staff is recommending approval of Coppell High School Addition, Lot 1R, Block 1, Replat subject to the following conditions:

- 1. Additional comments may be generated upon detail engineering permit reviews.**

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 Vice Chair Portman, seconded by Commissioner Hafemann, to approve the agenda item. The motion passed unanimously, 6-0.

7. Update on City Council

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

8. Adjournment

There being no further business before the commission, Chairman Haas adjourned the meeting at 6:52 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary