



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, May 18, 2023

6:00 PM

255 Parkway Blvd.

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**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 Coppel, Texas, will meet on Thursday, May 18, 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:

1. **Call To Order**
2. **Work Session (Open to the Public)**
  - a. **Discussion of agenda items**
  - b. **Farewell to outgoing Commissioner Jim Walker**

**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 16, 2023, Planning and Zoning meeting minutes.  
**Attachments:** [March 16, 2023 Planning and Zoning Meeting Minutes.pdf](#)
5. PUBLIC HEARING:  
Consider approval of PD-272R2R3-LI, Battery Energy Storage System at Prologis Park One Twenty One, Lot 4R, Block A, a zoning change request from PD-272R2R-LI (Planned Development 272 Revision 2 Revised- Light Industrial) to PD-272R2R3-LI (Planned Development 272 Revision 2 Revised 3- Light Industrial) to attach a Detail Site Plan allowing for the addition of a 9.9 MW Battery Energy Storage System (BESS) (contained within a 3,243 square foot equipment area) within the existing 25.72 acre site that has an existing 300,360 square foot office/warehouse building with an approved future expansion of 200,240 square feet, located on the east side of North Freeport Parkway approximately 800 feet south of SH 121 and on the west side of North Coppell Road, at the request of Prologis, being represented by Estebaan Ice, RavenVolt Inc.  
STAFF REP.: Matt Steer  
**Attachments:** [Staff Report.pdf](#)  
[1. Project Description.pdf](#)  
[2. Overall Site Plan.pdf](#)  
[3. Overall Landscape Plan.pdf](#)  
[4. Dimension Control Plan \(Equipment Area\).pdf](#)  
[5. Wall Details.pdf](#)  
[6. Gate Details.pdf](#)  
[7. Equipment Details.pdf](#)  
[8. Renderings.pdf](#)  
[9. Planning Commission QA.pdf](#)  
[10. Final Release Permit Requirements.pdf](#)  
[11. Fire Hydrant Locations.pdf](#)
6. PUBLIC HEARING:  
Consider approval of PD-308-C, Kroger Fuel Station, a zoning change request from S-1098R2-C (Special Use Permit-1098 Revision 2-Commercial) to PD-308-C (Planned Development-308-Commercial), to allow a new fuel service station with 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](#)  
[1. Letter from Applicant.pdf](#)  
[2. Site Plan.pdf](#)  
[3. Landscape Plans.pdf](#)

[4. Tree Survey.pdf](#)

[5. Elevations.pdf](#)

[6. Signage Plan.pdf](#)

[7. Photometric Plan.pdf](#)

7. Update on City Council items

8. 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 12th day of May, 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).