



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, March 20, 2025

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Sue Blankenship
(Vice Chair)

Cindy Bishop

Freddie Guerra

Kent Hafemann

Ed Maurer

Samit J. Patel

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet on Thursday, March 20, 2025, 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)
3. Regular Session (Open to the Public)
4. 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 three (3) 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.

5. Consider approval of the February 20, 2025, Planning and Zoning meeting minutes.

Attachments: [February 20, 2025 PZ Meeting Minutes.pdf](#)

6. CONTINUED PUBLIC HEARING:

Consider approval of PD-322-A, Carrollton Farmers Branch ISD Ag Barn, a zoning change request from A (Agricultural) to PD-322-A (Planned Development-322-Agricultural), to allow the construction of a new 14,000-sf educational building, and an approximate 21,800-sf metal barn, butterfly station and education stations on 41.673 acres located along the north side of Sandy Lake Road, abutting the Elm Fork Trinity River to the east at the City limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD.

STAFF REP.: Mary Paron-Boswell

Attachments: [Application Withdrawal Letter.pdf](#)

7. Consider approval of Carrollton Farmers Branch I.S.D. Ag Barn Addition, Lot 1, Block A, Minor Plat, to plat the property into one lot, for the construction of a new educational building, on 41.96 acres located along the north side of Sandy Lake Road abutting the Elm Fork Trinity River to the east at the city limits; at the request of Ben Sanchez of Parkhill, representing Carrollton Farmers Branch ISD.

STAFF REP.: Mary Paron-Boswell

Attachments: [Application Withdrawal Letter.pdf](#)

8. PUBLIC HEARING:

Consider approval of PD-313R2-MF-2, Lake Breeze Condominiums, a zoning change request from C (Commercial) to PD-313R2-MF-2 (Planned Development 313- Revision 2 -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four (4) story condominium apartment complex 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 and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood, at the request of Coppell Lake Breeze, LLC., being represented by Vijay Borra, the property owner.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape.pdf](#)

[Tree Survey & Mitigation Plans.pdf](#)

[Building Elevations, Fencing, Rendering and Material Board.pdf](#)

[Floor Plan.pdf](#)

[Narrative.pdf](#)

9. Update on City Council items.

10. 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 14th day of March, 2025, at _____.

Kami McGee, Board Secretary