



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, November 17, 2022

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet on Thursday, November 17, 2022, 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.

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. Discussion of agenda items.

Regular Session (Open to the Public)

4. Citizens' Appearance
5. Consider approval of the October 20, 2022, Planning and Zoning meeting minutes.

Attachments: [October 20, 2022, Planning and Zoning Meeting Minutes.pdf](#)

6. PUBLIC HEARING:
Consider approval of S-1264-C, Firehouse Subs, a zoning change request from C (Commercial) to S-1264-C (Special Use Permit - 1264 - Commercial), to allow a 1,200-square-foot restaurant with approximately 16 seats and pick-up service located at 150 South Denton Tap Road, Suite 111, at the request of Michael Hershman of Eagle Braewood L.P.
STAFF REP.: Matt Steer
Attachments: [Staff Report.pdf](#)
[1. Site Plan.pdf](#)
[2. Parking Analysis.pdf](#)
[3. Floor Plan.pdf](#)
[4. Sign Plan\(2 Pages\).pdf](#)
7. PUBLIC HEARING:
Consider approval of PD-250R27-H, Main Street Old Town, a zoning change request from H (Historic) to PD-250R27-H (Planned Development 250-Revision 27 - Historic) to add this property to the conceptual Planned Development for the Main Street Old Town Project; removal of the existing structures; creating 7 additional lots (three (3) mixed-use office/residential, two (2) mixed-use retail/residential, one (1) retail building and one (1) common parking lot) on 0.946 acres of property located on the southwest corner of Main Street and W. Bethel Road at the request of Chadick Capital L.P. and Chadick Management L.L.C., being represented by Greg Frnka, GPF Architects, and developer Chris Collins.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plans.pdf](#)
[Elevations Renderings Material Board.pdf](#)
[Parking Plan.pdf](#)
[Historic Society Survey Sheets.pdf](#)
8. Consider approval of Main Street Old Town Addition, Preliminary Plat, a preliminary plat to create a total of 7 lots (one parking lot and six mixed-use lots), associated easements and fire lane configuration on 0.946 acres of property, located at the on the southwest corner of Main Street and W. Bethel Road, at the request of Chadick Capital L.P. and Chadick Management L.L.C., being represented by B&D Surveying, Inc. and developer, Chris Collins
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Preliminary Plat.pdf](#)
9. Consider approval of Main Street Old Town, Final Plat, a final plat to create a total of 7 lots (one parking lot and six mixed-use lots), associated

easements and fire lane configuration on 0.946 acres of property, located at the on the southwest corner of Main Street and W. Bethel Road, at the request of Chadick Capital L.P. and Chadick Management L.L.C., being represented by B&D Surveying, Inc. and developer, Chris Collins.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Final Plat.pdf](#)

10. Update on City Council items.

11. 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 11th day of November, 2022, 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).