



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, February 16, 2023

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 Coppel, Texas, will meet on Thursday, February 16, 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:

Regular Session (Open to the Public)

1. Call to Order
2. Work Session (Open to the Public)
 - a. Discussion of agenda items

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 December 15, 2022, Planning and Zoning meeting minutes.

Attachments: [December 15, 2022 Planning and Zoning Meeting Minutes.pdf](#)

5. Election of Officers

6. PUBLIC HEARING:

Consider approval of PD-295R3-HC, Starbucks Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R3-HC (Planned Development-295 Revision 3-Highway Commercial, to approve a Detail Site Plan for a Starbucks sit down/drive-thru restaurant on 0.76 acres of property, located on the south side of SH 121, between Freeport Parkway and Northwestern Drive, just northwest of the proposed Popeyes, at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering. STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

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

[Monument Sign.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-295R2-HC, Popeyes Chicken Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R2-HC (Planned Development-295 Revision 2-Highway Commercial, to approve a Detail Site Plan for a Popeyes Chicken sit down/drive-thru restaurant, on 0.97 acres of property, located on the south side of SH 121, between Freeport Parkway and Northwestern Drive, just southeast of the proposed Starbucks., at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering. STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations & Material Board.pdf](#)

[Signs.pdf](#)

8. Consider approval of Prologis Park One Twenty One Replat Lots 2R-2R1, 2R-2R2 & 2R-2R3, Block B, a replat to create three lots and associated easements and fire lane configuration on 3.77 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Replat.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 10th day of February, 2023, at _____.

Kami McGee, Board Secretary