



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, March 16, 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

Jim Walker

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, March 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 February 16, 2023, Planning and Zoning meeting minutes.

**Attachments:** [Februray 16, 2023, Planning and Zoning Meeting Minutes.pdf](#)

5. Consider approval of Victory at Coppell Addition, Lots 1-10, Block A, Final Plat, a final plat to create 10 commercial lots and associated easements and fire lane configuration, on 16.766 acres of property located on the east side of S. Belt Line Road, between Dividend Drive and Hackberry Road, at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.

STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)  
[Final Plat.pdf](#)

6. PUBLIC HEARING:

Consider approval of PD-272R2R2-LI, Battery Energy Storage System at Prologis Park One Twenty One, Lot 4R, Block A, a zoning change request from PD-272R2R2-LI (Planned Development 272 Revision 2 Revised- Light Industrial) to PD-272R2R2-LI (Planned Development 272 Revision 2 Revised 2- 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) to the existing 25.72 acre site that has an existing 300,360 square foot office/warehouse building with a future proposed 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](#)  
[Letter from Ravenvolt, Inc..pdf](#)  
[Overall Site Plan.pdf](#)  
[Overall Landscape Plan.pdf](#)  
[Dimension Control Plan \(Equipment Area\).pdf](#)  
[Wall Details.pdf](#)  
[Gate Details.pdf](#)  
[Equipment Details.pdf](#)

7. PUBLIC HEARING:

Consider approval of PD-250R28-H, Main Street Old Town, a zoning change request from H (Historic) to PD-250R28-H (Planned Development 250-Revision 28 - Historic) to add this property to the conceptual Planned Development for the Main Street Old Town Project; creating seven (7) lots with six (6) proposed two-story buildings, (two (2) mixed-use professional office and residential, one (1) mixed-use medical office/retail/restaurant and residential, two (2) mixed-use retail/restaurant and residential, one (1) retail/restaurant), and a 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 Greg Frnka, GPF Architects, and developer Chris Collins.  
STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)  
[Detail Site Plan.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations Renderings Material Board.pdf](#)  
[Parking Plan.pdf](#)  
[Historic Society Survey Sheets.pdf](#)

8. Consideration of a demolition permit for 509 W. Bethel Road, for the demolition of existing structures on-site.  
STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)  
[Survey.pdf](#)

9. PUBLIC HEARING:  
Consider text change and definition amendments to the Code of Ordinances, Chapter 12, Article 30 (S or Special Use Permits) defining and establishing Special Use Permit requirements for lodging houses (short term rentals (STRs), bed and breakfasts, boarding homes, hostels, vacation homes, and corporate housing) within the SF-7, SF-9, SF-12, SF-18, SF-ED and H Districts.  
STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report.pdf](#)  
[Article 30 Special Use Permit.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 10th day of March, 2023, at \_\_\_\_\_.

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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).