



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, February 29, 2024

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

Notice is hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet on Thursday, February 29, 2024, 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 21, 2023, Planning & Zoning meeting minutes.
Attachments: [PZ Dec 21 Minutes](#)
5. Election of Officers
6. PUBLIC HEARING:
Consider approval of PD-108R5R2-H, Coppell Service Center Expansion, a zoning change request from PD-108R5R-H (Planned Development -108 Revision 5 Revised - Historic) to PD-108R5R2-H (Planned Development-108Revision 5 Revision 2-Historic), to allow for an 8,664-sf building addition and associated parking to the Coppell Service Center, located at 816 S. Coppell Road, at the request of the City of Coppell, being represented by Chris Schnitger of Parkhill.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Detail Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Building Elevations.pdf](#)
7. PUBLIC HEARING:
Consider approval of the Coppell Service Center Replat, Lot 1R3, Block 1, a replat to allow a new building and realignment of easements and fire lanes on 11.516 acres of property located at 816 S. Coppell Road, at the request of the City of Coppell, being represented by Chris Schnitger of Parkhill.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)
[Replat.pdf](#)
8. **Update on City Council**
9. **Adjournment**

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).

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 22nd day of February, 2024, at _____.

Kami McGee, Board Secretary