



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, March 21, 2024

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

PRESENT: Vice Chair, Glenn Portman; Commissioner, Sue Blankenship; Commissioner, Freddie Guerra; and Commissioner Kent Hafemann

Also present Commissioner, Ed Maurer; Commissioner, Cindy Bishop

ABSENT: Chairman, Edmund Haas;

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator Aaron Tainter, Assistant Director of Public Works; Jamie Brierton, CIP Administrator; Cole Baker, E.I.T., Graduate Engineer; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, March 21, 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 was to consider the following items:

Regular Session (Open to the Public)

1. Call to order

2. Work Session (Open to the Public)
a. Discussion regarding 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 29, 2024, Planning and Zoning meeting minutes.

Attachments: [BM 2024-02-29.pdf](#)

5. PUBLIC HEARING:
Consider approval of PD-315-SF-12, Coppell Fire Station 5, a zoning change request from SF-12 (Single-Family 12) to PD-315-SF-12 (Planned Development- 315- Single-Family-12), to allow for an 11,994-sf fire station building and associated parking for Fire Station 5, located at 157 S. Moore Road, at the request of the City of Coppell, being represented by Ken Pope of PGAL, INC..
STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations & Signage.pdf](#)

6. PUBLIC HEARING:
Consider approval of PD-316-MF-2, Roers Coppell, Lot 2, Block 1 GTE Shared Services Center Addition, a zoning change request from HC to PD-316-MF-2 (Planned Development 316-Multifamily-2) and land use map amendment from Freeway Special District to Residential Urban Neighborhood to allow a 232-unit, four (4) story, age restricted 55+ senior living facility on approximately 9.9 acres located on the west side of North Coppell Road and north of Canyon Drive, at the request of Roers Companies, being represented by Blaze Bownds, Kimley-Horn.
STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Tree Survey & Mitigation Plan.pdf](#)

[3. Landscape Plan.pdf](#)

- [4. Architectural Plans \(Project Data, Architectural Site Plan, Floor Plans\).pdf](#)
- [5. Architectural Plans \(Elevations, Renderings Material Board\).pdf](#)
- [6. Architectural Plans \(Carport, Dumpster and Monument Sign Details\).pdf](#)
- [7. Comment Response Letter \(Project Description Amenities Roers History\).pdf](#)
- [8. Future Land Use Master Plan Amendment Request.pdf](#)
- [9. TIA Determination Memo.pdf](#)
- [10. Roers Presentation.pdf](#)
- [11. Turning Exhibit.pdf](#)
- [12. Comment Response - Age 55+.pdf](#)
- [13. Comment Response - Parking Ratio.pdf](#)

7.

PUBLIC HEARING:

Consider approval of an amendment to Chapter 12, Article 30 (S or SUP, Special Use Permits) Charity House or Transitional Housing Code, to consider text change amendments to the Code of Ordinances, Chapter 12 - "Zoning", Article 30 "S or SUP, Special Use Permits" of the code of ordinances by amending section 12-30-5 "SF-ED" Single Family Estate District of said Chapter and Article by amending uses to include a "Charity House or Transitional Housing"; amending Section 12-30-6 Single Family-18 (SF-18), SingleFamily-12 (SF-12), Single Family-9 (SF-9) and Single-Family-7 (SF-7) to include a "Charity House or Transitional Housing"; amending Section 12-30-13A, "H" Historic, of said Chapter and Article to add "Charity House or Transitional Housing" as a use when part of a Single-Family Residential Development or Mixed-Use Development, except when a part of Live-Work Units; and to amend Article 42 "Special Definitions" to add a definition of "Charity House or Transitional Housing".

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)
[Redlined Zoning Ordinance.pdf](#)
[Draft Ordinance.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 15th day of March, 2024, at _____.

Ashley Owens, City Secretary