



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, July 18, 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 Coppell, Texas, will meet on Thursday, July 18, 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, 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.

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)
3. Regular Session (Open to the Public)
4. 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.

5. Consider approval of the May 16, 2024, Planning & Zoning Commission meeting minutes.

Attachments: [May 16, 2024 Planning & Zoning Meeting Minutes.pdf](#)

6. Consider approval of Site Plan, Lovett Industrial, Lot 1, Block A, a total of 6.56 ac. split between the City of Coppell and the City of Lewisville, for the construction of an office warehouse building (81,156-sf.) in Lewisville and associated parking located in Coppell, located at the southeast corner of Vista Ridge Mall Dr. and SH 121 and subject to an inter-local agreement.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

7. Consider approval of Lovett Addition, Lot 1, Block A, a plat to create a new lot and associated easements, located in both the City of Coppell and the City of Lewisville, located on 6.56 ac., zoned Light Industrial (LI), located at the southeast corner of Vista Ridge Mall Dr. and SH 121.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

8. PUBLIC HEARING:
Consider approval of PD-317-C, Graystone Construction Building, Lot 2, Northlake Estates, a zoning change request from C (Commercial) to PD-317-C (Planned Development-317 - Commercial), to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd at the request Danny Didyk, Graystone Construction, being represented by Macatee Engineering, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Building Elevations and Signage.pdf](#)

9. **Update on City Council**

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).

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 12th day of July, 2024, at _____.

Vandana Sayegh, Board Secretary