



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, July 16, 2020

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

Jim Walker

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

Notice is given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet in Regular Called Session at 6:00 p.m. on Thursday, July 16, 2020, via Zoom Meeting.

As authorized by Section 551.127, of the Texas Government Code, one or more Commission members or employees may attend this meeting remotely using videoconferencing technology.

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.

The following requirements have been suspended by the governor:

1. A quorum of the Planning & Zoning Commission need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the Planning & Zoning Commission will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where commission is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

This meeting will be closed to in person attendance by the public to reduce the spread of COVID-19. A temporary suspension of the Open Meetings Act to allow telephone or videoconference of public meetings has been granted by Texas Governor Greg Abbott. Letters and emails may be submitted by any citizen of the City or other party of interest to express his or her opinion concerning this agenda or other general comments to the Commission. Comments will be read into the record during the Citizens Appearance portion of the meeting. Letters may be addressed to the City of Coppell Planning Division, 255 Parkway Boulevard, Coppell, TX 75019, by email to planning@coppelltx.gov, or by calling the Planning Division at 972-304-3678.

The purpose of this meeting is to consider the following items:

1. Call To Order
2. Work Session (Open to the Public)
3. Discussion regarding agenda items.

Regular Session (Open to the Public)

4. Citizen's Appearance.
5. Consider approval of the June 18th, 2020 Planning & Zoning minutes.
Attachments: [PZ Minutes June 18, 2020.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-133R4R-HC, Deliman Grill, Drive-Thru Changes, a zoning change request from PD-133R4-HC (Planned Development - 133 Revision 4 - Highway Commercial) to PD-133R4R-HC (Planned Development - 133 - Revision 4 Revised-Highway Commercial), to approve a Detail Site Plan to allow for a digital drive thru menu board with speaker to an existing restaurant drive-thru on 0.88 acres of property located at 605 N. Denton Tap Road, at the request of Jay Khorrami,

Deliman's Grill; being represented by Tyler Washburn.

STAFF REP.: Mary Paron-Boswell

Attachments: [PZ Staff Report.pdf](#)

[Narrative.pdf](#)

[Site Plan.pdf](#)

[Landscape Plan.pdf](#)

[Menu Board Plan.pdf](#)

[Southern Elevation.pdf](#)

[Letter of Support.pdf](#)

7.

PUBLIC HEARING:

Consider approval of PD-295R-HC, Sheraton Four Points Hotel, a zoning change request from PD-295-HC (Planned Development - 295 - Highway Commercial) to PD-295R-HC (Planned Development - 295 - Revised - Highway Commercial), to approve a Detail Site Plan to allow for a four-story hotel, approximately 73,190 sf on 2.675 acres of property located at the northeast corner of Northwestern Drive and SH 121, at the request of Archway 121 Coppell, LTD; being represented by Winkelmann & Associates, Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [PZ Staff Report.pdf](#)

[Detail Site Plan.pdf](#)

[Landscape & Mitigation Plan.pdf](#)

[Rendering.pdf](#)

[Elevations.pdf](#)

[Exterior Courtyard.pdf](#)

[Material Board.pdf](#)

8. **Update on City Council Items.**

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 makes 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).

This agenda was posted on the City of Coppell bulletin board at Town Center on this _____
day of _____, 20__ at _____ by

_____.