



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, December 17, 2020

6:00 PM

ZOOM Meeting

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 hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, will meet in Regular Called Session at 6:00 p.m. on Thursday, December 17, 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 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.

The following requirements have been suspended by the governor:

1. A quorum of the Planning and 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 and 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 video conference 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 is 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 video conference 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. Citizens' Appearance.
5. Consider approval of the November 19, 2020 Planning and Zoning meeting minutes and the November 23, 2020 Special Called Planning and Zoning meeting minutes.
Attachments: [PZ Minutes for November 19, 2020.pdf](#)
[PZ Minutes for November 23, 2020.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-157R8-C, Valley Ranch Plaza, a zoning change request from PD-157R7-C (Planned Development-157- Revision 7-Commercial) to PD-157R8-C (Planned Development-157- Revision 8-Commercial), to allow for the subdivision of the property into three lots for

the sale of the different lots/businesses on approximately 4.6 acres of property located at the southwest corner of East Belt Line Road and South MacArthur Blvd, at the request of BLMA, Ltd and Phase II BLMA, Ltd.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report](#)

[1. Site Plan.pdf](#)

[2. Combined Landscaping.pdf](#)

[3. Combined Elevations.pdf](#)

7.

PUBLIC HEARING:

Consider approval of Valley Ranch Plaza Replat, Lots 1-3, Block A, being a replat of Valley Ranch Plaza, Tract A-R, into 3 separate lots, containing approximately 4.6 acres of land located at the southwest corner of East Belt Line Road and South MacArthur Blvd, at the request of BLMA, Ltd and Phase II BLMA, Ltd.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-260R3-R, Trinity River Kayak, zoning change request from PD-260R2-R (Planned Development-260-Revision 2-Retail) to PD-260R3-R (Planned Development-260-Revision 3-Retail) to amend the site plan to allow for the demolition of an existing storage building and construction of a new structure containing a garage, enclosed storage area and covered pavilion area; on 1.49 acres of property located 1601 E. Sandy Lake Road, at the request of Aaron Duncan on behalf of Jeff Varnell, Varnell Holdings, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Building Elevations.pdf](#)

[3. Landscape Plan.pdf](#)

9.

PUBLIC HEARING:

Consider approval of PD-250R21R-H, Old Town Addition, Lot 1R2, Block C, zoning change request from PD-250R21-H (Planned Development-250-Revision 21-Historic) to PD-250R21R-H (Planned Development-250-Revision 21-Revised-Historic) to allow the coffee shop/retail to remain on the 1st floor and to convert one of the residential units (Apt. 202) into an office space on the 2nd floor; on 0.24 acres of property located at 462 Houston St., at the request of Christian Hemberger, the property owner.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[1. POA Approval.pdf](#)

[2. Parking Analysis.pdf](#)

[3. Conceptual 2nd Floor Plan.pdf](#)

10. Update on City Council items.

11. 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 _____.