



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, February 25, 2021

6:00 PM

Zoom

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

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 Coppell, Texas, will meet in Regular Called Session at 6:00 p.m. on Thursday, February 25, 2021, 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 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 December 17, 2020 Planning and Zoning meeting minutes.
Attachments: [Planning & Zoning Minutes - December 17, 2020.pdf](#)
6. Election of officers.
7. PUBLIC HEARING:
Consider approval of PD-305-C, Smoothie King, a zoning change request from C (Commercial) to PD-305-C (Planned Development- 305-Commercial), to amend the Detail Site Plan to allow for a 1,400-square-foot proposed Smoothie King drive thru and the existing 875-square-foot Donut City restaurant with 2 future parking spaces on

0.842 acres of land, located at 205 N. Denton Tap Rd. at the request of the property owner Mahesh Nasta, being represented by Greg Frnka of GPF Architects, LLC.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Site Plan.pdf](#)

[Tree Survey & Landscape Plan.pdf](#)

[Elevations.pdf](#)

[Floor Plan.pdf](#)

[Signage Plan \(2 Pages\).pdf](#)

8.

PUBLIC HEARING:

Consider approval of Hollows @ Northlake Woodlands, Lots 1R-1, 1R-2, 1R-3 AND 2RX, Block C, Replat, being a replat of Hollows @ Northlake Woodlands, Lots 1 and 2, Block C into three residential and one common area lot containing 2.094 acres of land in total, located at the northeast corner of Mockingbird Lane and Crestview Drive, at the request of Southwest Frontenis, LLC and Riverchase HOA, being represented by Sam Hassan.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Replat.pdf](#)

[Tree Survey.pdf](#)

9.

Consider approval of Prologis Park One Twenty One, Lots 2R-2R & 3R Block B, Replat, being a replat of Prologis Park One Twenty One, Lots 2R-2 and 3, Block B, containing 6.441 acres of land located at the northeast corner of SH 121 and Northwestern Drive, at the request of Archway 121 Coppell, Ltd, being represented by Winkelmann and Associates Inc.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[Plat.pdf](#)

10.

PUBLIC HEARING:

Consider approval of PD-184R2-SF-ED, 748 Deforest Road (Parker Coble), a zoning change request from PD-184-SF-ED (Planned Development-184- Single-Family Residential- Estate District) to PD-184R2-SF-ED (Planned Development-184 Revision Two- Single-Family Residential- Estate District) to incorporate the existing carriage house as a part of the Planned Development District and to allow the addition of a guest suite, pool pavilion, game room, greenhouse, porch, and new entry gate to an existing residential unit located on 5.067 acres of land located at 748 Deforest Road, at the request of the property owner Parker Coble, being represented by Marek Architecture.

STAFF REP.: Mary Paron-Boswell

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

[Site Package.pdf](#)

11. Update on City Council.

12. 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

_____.