



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, May 20, 2021

6:00 PM

Zoom Meeting

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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 Coppel, Texas, will meet in Regular Called Session at 6:00 p.m. on Thursday, May 20, 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 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](mailto: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.
4. Discussion regarding future in-person meetings.

**Regular Session (Open to the Public)**

5. Citizens' Appearance.
6. Consider approval of the March 18, 2021 Planning and Zoning minutes.  
  
Attachments: [PZ Minutes March 18, 2021](#)
7. PUBLIC HEARING:  
Consider approval of PD-306-HC, VariSpace, a zoning change request from HC (Highway Commercial) to PD-306-HC (Planned Development-306-Highway Commercial), to approve a Detail Site Plan for a 185,700-square-foot, 3-story office building with a two story parking structure on 9.84 acres of land located at the southeast corner of Freeport

Parkway and SH 121 at the request of Varidesk LLC, being represented by Joshua Dockery, BOKA Powell.

STAFF REP.: Matt Steer

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

[Site Plan and Garage Floor Plan.pdf](#)

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

[Elevations Rendering Color Board.pdf](#)

[Signage Plan.pdf](#)

8.

**PUBLIC HEARING:**

Consider approval of VariSpace Coppell, Lot 1, Block A, Replat, being a replat of Lot 6R, Block A, Prologis Park One Twenty One and Lot 1, Block 1, One Twenty One Business Park to combine lots, abandon and dedicate easements to allow for the development of a 185,700 square foot, 3-story office building with a two story parking structure on 9.84 acres, located at the southeast corner of Freeport Parkway and SH 121 at the request of Varidesk LLC, being represented by Joshua Dockery, BOKA Powell.

STAFF REP.: Matt Steer

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

[Replat.pdf](#)

9. Update on City Council.

10. 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. This publication can be made available in alternative formats, such as Braille or large print, by contacting 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 \_\_\_\_\_.