



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, June 17, 2021

6:00 PM

255 Parkway Blvd.

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.

The following requirements have been suspended by the governor:

1. A quorum of the Board of Adjustment 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 board 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).

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, June 17, 2021, in the Council Chambers 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.

Any citizen of the city or other party of interest may express his or her opinion concerning this request in person, at 255 Parkway Blvd., Coppell, TX, during the meeting, or in writing, prior to the meeting. Letters and emails will be read into the record during the public hearing 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. This meeting will also be live streamed on the city's website at www.coppelltx.gov

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 May 20, 2021 Planning and Zoning meeting minutes.
Attachments: [May 20, 2021 Planning & Zoning Minutes.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-250R25-H, Old Town Addition, Lot 3R, Block D, a zoning change request from PD-250R8-H (Planned Development- 250 Revision 8- Historic) to PD-250R25-H (Planned Development-250-Revision 25 - Historic), to approve a Detail Site Plan for an approximate 7,631-square-foot, 2-story mixed-use building with retail on the first floor and residential on the second floor on 0.196 acres of land located on the west side of W. Main St. between Houston St. and Travis St., at 755 W. Main St, at the request of Michele and Gary Cramer, being represented by Bill Peck, William Peck & Associates, Inc.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.pdf](#)

[1. Detail Site Plan.pdf](#)

[2. Floor Plan.pdf](#)

[3. Elevations.pdf](#)

[4. Renderings.pdf](#)

[5. Landscape Plan.pdf](#)

[6. Color Board.pdf](#)

7. Adjournment.

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the Town Center of the City of Coppell, Texas on this 11th day of June, 2021, at _____.

Kami McGee, Board Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

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).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.