



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, August 19, 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 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 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 the 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, August 19, 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 June 17, 2021 Planning & Zoning meeting minutes.
Attachments: [Planning & Zoning Meeting Minutes - June 17, 2021.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-217R4-C, Coppell Chess Club, Northlake Woodland Center Addition, Lot 4R-1 & 5R, Block A, a zoning change request from PD217R3-C (Planned Development-217 Revision 3-Commercial) to PD-217R4-C (Planned Development-217 Revision 4-Commercial), to approve a Conceptual Site Plan for the vacant Lot 5R and a Detail Site Plan for the conversion of the existing Doggie Wonderland into a Chess Club and learning center with additional parking spaces proposed on 1.13 acres of land located east of S. Denton Tap Road, between Vanbebber Drive and E. Bethel School Road as requested by Coppell Realty Investment and Ganesan LLC, the property owners being represented by Daniel Parrish of DP Designs & Development, LLC.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Landscape Plan.pdf](#)

[3. Photos.pdf](#)

7.

PUBLIC HEARING:

Consider approval of the Northlake Woodland Center Addition, Lots 4R-1 & 5R, Block A, Replat, being a Replat to of Lot 4R and 5, Block A, to allow for additional acreage for lot 4R to construct additional parking for a proposed chess club and learning center in the existing building, on 1.13 acres of land located east of S. Denton Tap Road, between Vanbebber Drive and E. Bethel School Road as requested by Coppell Realty Investment and Ganesan LLC, the property owners being represented by McAdams Company.

STAFF REP.: Mary Paron-Boswell

Attachments: [Staff Report - Plat.pdf](#)

[1. Replat.pdf](#)

8.

PUBLIC HEARING:

Consider approval of PD-213R6-H, Live/Work, Lost Creek Addition, Lot 27, Block 1, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2 - Historic) to PD-213R6-H (Planned Development-213 Revision 6 - Historic) to attach a Detail Site Plan for five, two-story 4,500-square-foot (3,000 square foot air conditioned) live/work buildings and a common parking area on 0.71 acres of property located at the northeast corner of S. Coppell Road and Heath Lane, at the request of Chris Collins, being represented by Greg Frnka, GPF Architects LLC.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[1. Site Plan.pdf](#)

[2. Tree Survey.pdf](#)

[3. Landscape Plan.pdf](#)

[4. Floor Plans.pdf](#)

[5. Elevations.pdf](#)

[6. Color board.pdf](#)

9. **Update on City Council Items.**

10. **Adjournment.**

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 13th day of August, 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.