



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, February 17, 2022

6:00 PM

255 Parkway Blvd.

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Edmund Haas  
(Chair)

Glenn Portman  
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, will meet on Thursday, February 17, 2022, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., held 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.

The purpose of this meeting is to consider the following items:

1. Call To Order
2. Work Session (Open to the Public)
3. Training Overview with City Secretary.
4. Discussion regarding agenda items.

### Regular Session (Open to the Public)

5. Citizens' Appearance
6. Consider approval of the December 16, 2021, Planning and Zoning Commission meeting minutes.

Attachments: [December 16, 2021 PZ Minutes.pdf](#)

7. Election of Officers
8. PUBLIC HEARING:  
Consider approval of the Stringfellow Addition, Lots 2A, 2B and 3A, Block A, Replat, being a Replat of Lots 2 and 3, Block A to create a total of three residential lots and associated easements on 0.936 acres of land located in the southwest quadrant of Sandy Lake Road and S. Moore Road at the request of Atwells Home Investors, LLC and Renovating Texas, LLC., being represented by Burns Surveying.  
STAFF REP.: Mary Paron-Boswell  
**Attachments:** [Staff Report.pdf](#)  
[Replat.pdf](#)
9. PUBLIC HEARING:  
Consider approval of PD-260R4-R, Trinity River Kayak, zoning change request from PD-260R3-R (Planned Development-260-Revision 3-Retail) to PD-260R4-R (Planned Development-260-Revision 4-Retail) to revise the Planned Development to allow for an increase in the height/size and to allow for changeable letters on a proposed monument sign previously approved; 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.: Matt Steer  
**Attachments:** [Staff Report.PD-260R4-R, Trinity River Kayak Company.pdf](#)  
[Site Plan 24x36 v1.pdf](#)  
[Signage Plan\\_v1.pdf](#)
10. PUBLIC HEARING CONTINUATION:  
Consider approval of Section 12-29-1 & 12-29-4, Sign Ordinance Text Amendment, to amend the Code of Ordinances, Chapter 12, Article 29 (Sign Regulations), Section 12-29-1 (Definitions) and 12-29-4 (Provisions for business zoning districts), to define and allow for pylon signage adjacent to SH 121 and IH 635; and to allow public and private schools to use changeable letters on their monument signs; and provide for regulations and definitions; and to change “gasoline” to “fuel”.  
STAFF REP.: Matt Steer  
**Attachments:** [Staff Report sign amendment \(Continued\).pdf](#)  
[Surrounding City Pylon Sign Research.pdf](#)  
[Draft Ordinance Amendments.pdf](#)
11. **Update on City Council Items**
12. **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 11th day of February, 2022, at \_\_\_\_\_.

\_\_\_\_\_  
Kami McGee, Board Secretary

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE**

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).