



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda Planning & Zoning Commission

Thursday, March 17, 2022

6:00 PM

255 Parkway Blvd.

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, March 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:

Regular Session (Open to the Public)

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 February 17, 2022, Planning and Zoning Commission meeting minutes.

Attachments: [February 17, 2022 Planning and Zoning Minutes.pdf](#)

7. PUBLIC HEARING:
Consider approval of PD-113R-SF-9, Lot 5, Block A, Pecan Valley, a zoning change request from PD-113-SF-9 (Planned Development-113-Single Family-9) to PD-113R-SF-9 (Planned Development-113-Revised-Single Family-9) to revise the Planned Development to allow for a 16-foot rear yard setback for a building addition to support special accommodations for a disabled resident on 8,400 square feet of property located at 416 Pecan Hollow Drive at the request of Dr. John Ibekwe, being represented by Ed Guifarro of Brilliant Home Works.
STAFF REP.: Matt Steer
Attachments: [Staff Report.pdf](#)
[Site Plan.pdf](#)
[Existing & Proposed Floor Plan.pdf](#)
[Elevations.pdf](#)
6. PUBLIC HEARING:
Consider approval of PD-289R-C, Coppell 9th Grade Center Locker Room Building, a zoning change request from PD-289-C (Planned Development-289-Commercial) to PD-289R-C (Planned Development-289-Revised -Commercial) to revise the Planned Development to allow for a 2,800 square-foot locker room on 51.59 acres of property located 1301 Wrangler Circle, at the request of CISD, being represented by Glenn Engineering.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report PD.pdf](#)
[Overall Site Plan.pdf](#)
[Detail Site Plan.pdf](#)
[Demolition Plan.pdf](#)
[Elevations & Signage.pdf](#)
8. Consider approval of Coppell 9th Grade Center, Lot 1, Block A, Final Plat, being a plat of Lot 1, Block A to create a lot and associated easements on 51.73 acres of land located on the south side of Wrangler Drive, perpendicular to Enterprise Drive at the request of CISD, being represented by Glenn Engineering.
STAFF REP.: Mary Paron-Boswell
Attachments: [Staff Report.Plat.pdf](#)
[Plat.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 11th day of March, 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).