



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, June 16, 2022

6:00 PM

255 Parkway Blvd.

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### Council Conference Room

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, June 16, 2022, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., held in the Council Conference Room 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 May 19, 2022, Planning and Zoning Commission meeting minutes.

**Attachments:** [Planning and Zoning Meeting Minutes - May 19, 2022.pdf](#)

6.

**PUBLIC HEARING:**

Consider approval of PD-259R-SF-7/SF-9, Blackberry Farm, a zoning change request from PD-259-SF-7/SF-9 (Planned Development 259-Single-Family-7/Single-Family-9) to PD-259R-SF-7/SF-9 (Planned Development 259-Revised- Single-Family-7/Single-Family-9) to amend the PD conditions for the overall development and within Phase 2, reducing the number of residential lots from 20 to nine (9); shortening the cul-de-sac on Windmill Drive; and allowing Lot 5R, Block D to have an accessory dwelling unit and additional accessory structures, on 54.855 acres of land located on the northeast quadrant of Sandy Lake Road and MacArthur Blvd at the request of Terry Holmes of HBBL, Inc., being represented by Westwood Professional Services, Inc.

STAFF REP.: Mary Paron-Boswell

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

[Revised Site Plan & PD Conditions.pdf](#)

[Lot 5R Study Exhibit.pdf](#)

7.

**PUBLIC HEARING:**

Consider approval of PLAT22-05-000612, Blackberry Farm PH-2, Replat, a replat of Blackberry Farm Phase 2, reducing the number of residential lots from 20 to nine, and shortening the cul-de-sac on Windmill Drive, on 9.209 acres of land located on the northeast quadrant of Sandy Lake Road and MacArthur Blvd at the request of Terry Holmes of HBBL, Inc., being represented by Westwood Professional Services, Inc.

STAFF REP.: Mary Paron-Boswell

**Attachments:** [Staff Report Replat, Phase 2.pdf](#)

[Replat for Phase 2 of Blackberry Farms.pdf](#)

8. **Update on City Council Items.**

9. **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 10th day of June, 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).