



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Meeting Agenda Planning & Zoning Commission

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Thursday, July 21, 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, July 21, 2022, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., 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 of agenda items.
4. Discussion regarding the Six Questions.

### Regular Session (Open to the Public)

5. Citizens' Appearance
6. Consider approval of the June 16, 2022, Planning and Zoning Commission meeting minutes.

**Attachments:** [Planning and Zoning Meeting Minutes - June 16, 2022.pdf](#)

7. PUBLIC HEARING:  
Consider approval of PD-250R26-H, Old Town Addition, Lot 4R, Block D, a zoning change request from PD-250R8-H (Planned Development- 250 Revision 8- Historic) to PD-250R26-H (Planned Development-250-Revision 26 - Historic), to approve a Detail Site Plan for a 10,215-square-foot, two-story mixed-use building with retail on the first floor and two residential units on the second floor on 0.25 acres of land located on the west side of West Main St. between Houston St. and Travis St., at 767 W. Main St, at the request of Diana Ahmad being represented by Bill Peck, William Peck & Associates, Inc.

STAFF REP.: Matt Steer

**Attachments:** [Staff Report.pdf](#)  
[Site Plan.pdf](#)  
[Floor Plans.pdf](#)  
[Landscape Plan.pdf](#)  
[Elevations.pdf](#)  
[Renderings.pdf](#)

8. PUBLIC HEARING:  
Consider approval of 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.July.pdf](#)  
[Replat for Phase 2 of Blackberry Farms.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 15th day of July, 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).