



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, April 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

**PRESENT:** Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Cindy Bishop; Commissioner, Sue Blankenship; Commissioner, Freddie Guerra; Commissioner, Ed Maurer; and Commissioner, Jim Walker.

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Bob Hager, City Attorney; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, April 21, 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 was to consider the following items:

Regular Session (Open to the Public)

1. Call To Order

Chairman Haas called the meeting to order at 6:00 p.m.

2. Work Session (Open to the Public)

3. Discussion regarding agenda items.

4. Discussion regarding the Six Questions.

**Regular Session (Open to the Public)**

5. Citizens' Appearance

Chairman Haas advised no one signed up to speak at Citizen's Appearance.

6. Consider approval of the March 17, 2022, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the minutes of the March 17, 2022, Planning and Zoning meeting. The motion passed unanimously, (7-0).

7. PUBLIC HEARING:

Consider approval of PD-161R3-SF-12, Stratford Manor Hog Fence, a zoning change request from PD-161R1-SF-12 to PD-161R3-SF-12, (Planned Development-161-Revision 3 - Single Family-12), to allow for a hog wire fence on the HOA Lot 14X, Block A, on 2.3 acres of land located the end of the cul-de-sac on Stratford Lane at the request of Stratford Manor HOA.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the request subject to the following conditions:

1. The HOA will be responsible for repairing and/or replacing the hog fence in the event of work needing to be done by the City in the drainage easement or any utility work in a utility easement.
2. A gate shall be added to the fence to allow for City access to the City's drainage easement.
3. The fence area shall be kept free of debris.

Greg Martinez, 619 Stratford Lane, Coppell, TX, Stratford HOA President, was present to answer questions of the Commission and stated that he was in agreement with staff conditions.

Chairman Haas opened the Public Hearing.

Tina Boyd, 723 Cambridge Manor Lane, Coppell, TX, spoke in opposition of the hog fence.

Joe Boyd, 723 Cambridge Manor Lane, Coppell, TX, spoke in opposition of the hog fence.

Anusha Thatishetty, 717 Stratford Lane, Coppell, TX, spoke in favor of the hog fence.

George Cooper, 706 Stratford Lane, Coppell, TX, spoke in favor of the hog fence.

Ruth Sine, 638 Stratford Lane, Coppell, TX, spoke in favor of the hog fence.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chairman Portman, seconded by Commissioner Bishop, to approve the agenda item with staff conditions subject to an additional condition stating that the applicant works with city staff to relocate the fence to an agreed upon location that is acceptable to the neighbors who can see the fence, but if a location is not agreed upon, the fence will remain where it is. The motion passed unanimously, (7-0).

8.

**PUBLIC HEARING:**

Consider approval of PD-144R-TH-2, Sherwood Park Carport, a zoning change request from PD-144-TH-2 (Planned Development -144 -Townhouse 2) to PD-144R-TH-2 (Planned Development -144-Revised -Townhouse 2) to revise the Planned Development to modify carport requirements for the subdivision on approximately 40 acres of land located at the southwest corner of Parkway Boulevard and Moore Road, at the request of James and Sarah Goyne, being represented by Greg Goyne.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of the request subject to the following conditions:

1. Carports shall only be allowed in the rear of the property and accessed by an alley.
2. Carports must be open on a minimum of three sides.
3. If one continuous carport is proposed across two properties, then an agreement will be required to be signed and filed at the county speaking to the maintenance responsibilities of the carport. This agreement would run with the property.
4. If the carport is located entirely on one property, the supporting columns shall be located on the subject property only.
5. The surface under the carport shall be paved with concrete.
6. A minimum 10-ft side yard setback shall be required for the carport support structures, except at the shared common property line of residential structure. The roof overhang cannot extend over the property line.
7. Materials for the carport structure will include wood and metal. Any exposed wood will need to be wood that is naturally durable (insect and rot resistant). Metal includes steel poles.
8. Posts may be wrapped with stone or brick if desired.
9. Roof materials can include standing seam metal roofs or similar that is rust resistant, composite shingles or other acceptable roofing material (ex. Clay tile).
10. Solar panels on the carports may be allowed if they meet all the Solar permit criteria and a separate permit and inspection for the solar panels will be required.
11. If the zoning is approved, the existing carports will need to apply for a permit and have a structural engineer evaluate the compliance of the structure with the currently adopted residential/building code(s).

Greg Goyne, applicant representative of Sarah and Jim Goyne, 553

Stringfellow Dr., Coppell, TX, was present to answer questions of the Commission and stated that he was in agreement with staff conditions.

Chairman Haas opened the Public Hearing:

Sarah Goyne, 553 Stringfellow Dr., Coppell, TX, yielded their time to speak to Debra Panneck.

Jim Goyne, 553 Stringfellow Dr., Coppell, TX, yielded their time to speak to Debra Panneck.

Debra Panneck, 561 Stringfellow Dr., Coppell, TX, spoke in favor of the car ports.

Nancy Metcalf, 240 Nixon St., Coppell, TX, spoke in favor of the car ports.

Brian Roscovius, 230 and 226 Willingham Dr., Coppell, TX, spoke in favor of the car ports.

Charles Wick, 516 Grace and 523 Lee Dr., Coppell, TX, yielded their time to speak to Marge Wick.

Marge Wick, 516 Grace and 523 Lee Dr., Coppell, TX, spoke in favor of the car ports.

JoAnn Soueid, 531 Lee Dr., Coppell, TX, yielded their time to speak to Jean Roscovius.

Alberto Soueid, 531 Lee Dr., Coppell, TX, yielded their time to speak to Jean Roscovius.

Jean Roscovius, 483 Parkway, Coppell, TX, spoke in favor of the car ports.

Sean McClellan, 507 Lee Dr., Coppell, TX, spoke in favor of the car ports.

Sandra Johnson, 559 Kirkland Dr., Coppell, TX, spoke in favor of the car ports.

Julie Zane, 527 Kirkland Dr., Coppell, TX, spoke in favor of the car ports.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chairman Portman, seconded by Commissioner Guerra, to approve the agenda item with staff conditions subject to adding the following conditions:

12. The carport structure shall not extend past the rear property line.

13. The carport cannot extend higher than the roofline of the residential dwelling unit.

14. No storage shall be visible from the carport from any public area, excludes trash receptacles

15. PD shall have no effect on any HOA recorded deed restrictions or by-laws.

The motion passed unanimously, (7-0).

**9.**

**PUBLIC HEARING CONTINUATION:**

Consider approval of Section 12-29-1, 12-29-4 & 12-29-7, Sign Ordinance Text Amendment, to amend the Code of Ordinances, Chapter 12, Article 29 (Sign Regulations), Section 12-29-1 (Definitions), to amend 12-29-4 (Provisions for business zoning districts) and to add 12-29-7 (Digital Signs) 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 to change "gasoline" to "fuel"; and to add 12-29-7 (Digital Signs) to allow for the relocation and digital conversion of two off-premise sign structures; and provide for regulations and definitions.

STAFF REP.: Matt Steer

Development Services Administrator, Matt Steer, stated that staff is proposing to bring the proposed changes back to the May 19, 2022, Planning and Zoning Commission meeting with a significant addition and recommended to close the Public Hearing and withdraw the case from consideration. A new case will be brought forward next meeting.

A motion was made by Chairman Haas, seconded by Vice Chairman Portman, to close the Public Hearing. The motion passed unanimously, (7-0).

**10. Update on City Council Items**

Mary Paron-Boswell stated that the Zoning Change requests for 416 Pecan Hollow Drive and the Coppell 9th Grade Center Locker Room Building were both approved at the last City Council meeting.

**11. Adjournment**

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 9:22 p.m.

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Edmund Haas, Chair

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Kami McGee, Board Secretary