



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, August 20, 2020

6:00 PM

ZOOM Meeting

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Edmund Haas  
(Chair)

Glenn Portman  
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

Jim Walker

**PRESENT:** Chairman Edmund Haas, Vice Chairman Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Maurer, Commissioner Doug Robinson, Commissioner Freddie Guerra, and Commissioner Jim Walker.

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Kumar Gali, Engineering Assistant Director; Julian Coleman, Audio Video Technician; and Kami McGee, Planning Secretary.

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

Notice is hereby given that the Planning and Zoning Commission of the City of Coppell, Texas, met in Regular Called Session at 6:00 p.m. on Thursday, August 20, 2020, via Zoom Meeting.

As authorized by Section 551.127, of the Texas Government Code, one or more Commission members or employees may attend this meeting remotely using videoconferencing technology.

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 following requirements have been suspended by the governor:

1. A quorum of the Planning & Zoning Commission need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the Planning & Zoning Commission will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where commission is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

This meeting is closed to in person attendance by the public to reduce the spread of COVID-19. A temporary suspension of the Open Meetings Act to allow telephone or videoconference of public meetings has been granted by Texas Governor Greg Abbott. Letters and emails may be submitted by any citizen of the City or other party of interest to express his or her opinion concerning this agenda or other general comments to the Commission. Comments were read into the record during the Citizens Appearance portion of the meeting. Letters were addressed to the City of Coppell Planning Division, 255 Parkway Boulevard, Coppell, TX 75019, by email to [planning@copPELLtx.gov](mailto:planning@copPELLtx.gov), or by calling the Planning Division at 972-304-3678.

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

1. Call To Order

Chairman Haas called the meeting to order and convened into Work Session at 6p.m.

2. Work Session (Open to the Public)

3. Discussion regarding agenda items.

Regular Session (Open to the Public)

4. Citizens' Appearance

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

5. Consider approval of the July 16, 2020 Planning & Zoning minutes.

A motion was made by Vice Chairman Portman, seconded by Commissioner Maurer, to approve the minutes as written. The motion passed unanimously, (7-0).

6. PUBLIC HEARING:  
Consider approval of PD-140R-SF, Deforest Road Fence Section Removal, a zoning change request from PD-140-SF (Planned Development-140-Single Family) to PD-140R-SF (Planned Development-140-Revised-Single Family), to allow for removal of a 550 linear foot portion of the screening fence on the south side of Deforest Road and north side of the alley abutting properties addressed at 802-838 Cheshire Drive, at the request of the Lakes of Coppell HOA; being represented by Bob Armstrong.

Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending APPROVAL of PD-140R-SF, Deforest Road Fence Section Removal, subject to the following condition:  
1. The fence removal shall be limited to the segment from the southeast corner of the alley right-of-way at Deforest Road to the section of fence that is 12.5 feet from the eastern end of the white railing.

Bob Armstrong, 409 Hood Court, Coppell, TX 75019, Lakes of Coppell HOA President, was present to answer questions by the Commission regarding the footage amount of fencing being requested for removal.

Mr. Armstrong stated he was in agreement with conditions presented by staff.

Commissioner Robinson recommended that an additional 75 feet of fence remain along the eastern end.

Chairman Haas opened the Public Hearing and advised that no one wished to speak. Chairman Haas closed the public hearing.

A motion was made by Commissioner Walker, seconded by Commissioner Guerra, to approve the agenda item subject to a revision of staff conditions to include leaving in tact 75 feet of fence from the eastern end of the white railing, or up to the third column on the white railing; and the removal of any trees that have grown between the wooden fence and white railing. The motion passed unanimously, (7-0).

7. Update on City Council items

Chairman Haas stated that the Commission was updated on City Council items during Work Session.

8. Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 6:53p.m.

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**Edmund Haas, Chair**

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**Kami McGee, Secretary**