



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, March 16, 2023

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, Ed Maurer; Commissioner Jim Walker; and Commissioner, Freddie Guerra (virtually).

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Mindi Hurley, Director of Community Development; Luay Rahil, Assistant Director of Community Development; Cole Baker, E.I.T., Graduate Engineer; Bob Hager, City Attorney; Shelby Fletcher, Senior Administrative Assistant; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, March 16, 2023, 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.

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

The purpose of this meeting is 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)****a. Discussion of agenda items**

Staff briefed the commission on the cases listed on the agenda and answered questions.

**Regular Session (Open to the Public)****3. Citizens Appearance**

Chairman Haas advised that no one signed up to speak at Citizens Appearance.

Provide an opportunity for citizens to address the Planning and Zoning Commission on any matter. Anyone wishing to address the commission should register prior to the start of the meeting. There is a two (2) minute time limit for each citizen to speak however, additional time may be granted by the commissioners.

The Planning and Zoning Commission is not permitted to take action on any subject raised by a speaker during Citizens' Appearance.

**4. Consider approval of the February 16, 2023, Planning and Zoning meeting minutes.**

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to approve the minutes of the February 16, 2023, Planning and Zoning meeting. The motion passed unanimously, 7-0.

**5. Consider approval of Victory at Coppell Addition, Lots 1-10, Block A, Final Plat, a final plat to create 10 commercial lots and associated easements and fire lane configuration, on 16.766 acres of property located on the east side of S. Belt Line Road, between Dividend Drive and Hackberry Road, at the request of Beltline Properties, LLC, being represented by Kirkman Engineering.  
STAFF REP.: Mary Paron-Boswell**

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of Victory at Coppell Addition, Lots 1-10, Block A, Final Plat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. A POA will be required prior to plat filing.

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 7-0.

6.

**PUBLIC HEARING:**

Consider approval of PD-272R2R2-LI, Battery Energy Storage System at Prologis Park One Twenty One, Lot 4R, Block A, a zoning change request from PD-272R2R-LI (Planned Development 272 Revision 2 Revised- Light Industrial) to PD-272R2R2-LI (Planned Development 272 Revision 2 Revised 2- Light Industrial) to attach a Detail Site Plan allowing for the addition of a 9.9 MW Battery Energy Storage System (BESS) (contained within a 3,243 square foot equipment area) to the existing 25.72 acre site that has an existing 300,360 square foot office/warehouse building with a future proposed expansion of 200,240 square feet, located on the east side of North Freeport Parkway approximately 800 feet south of SH 121 and on the west side of North Coppell Road, at the request of Prologis, being represented by Estebaan Ice, RavenVolt Inc.

STAFF REP.: Matt Steer

Matt Steer presented the case with exhibits and stated that staff is recommending approval of PD-272R2R2-LI, Battery Energy Storage System at Prologis Park One Twenty One, subject to the following conditions:

1. The screening wall be allowed a 5' encroachment into the required 10' perimeter landscaping setback on the north side of the property.
2. Include impervious area total in the Site Data Table.
3. Include the column detail on the wall details.
4. Correct zoning information on the Architectural Site Plan.
5. Change note on Landscape Plan referring to crushed utility gravel 3" depth with weed barrier fabric to "Common Bermuda Grass" and show the relocation of the existing live oak in the new green area east of the equipment area
6. Update the landscape area tabulations and ensure 1,600 square feet is sufficient landscape area to make up the area deficiencies.

Brandon Lackey, RavenVolt, Inc., 2837 N. Tee Time Ct., Wichita, KS, was present to answer questions of the commission.

Jacob Morgan, Prologis, 2601 N. Harwood St., Ste. 2450, Dallas, TX, was present to answer questions of the commission.

Chairman Haas opened the Public Hearing.

Susan Clark, 602 Tanbark Ct., Coppell, TX 75019, stated she was in opposition of the agenda request.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item subject to staff conditions including a 7th condition stating that the facility is required to obtain a fire protection permit through the Fire Department. The motion failed by the following vote (3-4):

**Aye:** Commissioner Blankenship, Vice Chair Portman, Commissioner Maurer

**Nay:** Commissioner Guerra, Chairman Haas, Commissioner Walker, Commissioner Bishop.

7.

**PUBLIC HEARING:**

Consider approval of PD-250R28-H, Main Street Old Town, a zoning change request from H (Historic) to PD-250R28-H (Planned Development 250-Revision 28 - Historic) to add this property to the conceptual Planned Development for the Main Street Old Town Project; creating seven (7) lots with six (6) proposed two-story buildings, (two (2) mixed-use professional office and residential, one (1) mixed-use medical office/retail/restaurant and residential, two (2) mixed-use retail/restaurant and residential, one (1) retail/restaurant), and a common parking lot on 0.946 acres of property located on the southwest corner of Main Street and W. Bethel Road, at the request of Chadick Capital L.P. and Chadick Management L.L.C., being represented Greg Frnka, GPF Architects, and developer Chris Collins.

STAFF REP.: Mary Paron-Boswell

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

1. There may be additional comments during the Detail Engineering review.
2. Final Plat cannot be filed until buildings have been removed and zoning is approved.
3. Tree removal permit will be required prior to construction.
4. Coordinate with Parks Department for the removal of offsite trees and relocation of irrigation south of Lot 7X to allow for access via the City's parking lot.
5. Lot 7X, Block A, Main Street Old Town Addition shall only be used for parking.
6. Lot 7X, Block A, Main Street Old Town Addition will not have street frontage, but will be accessible via an access easement which will be required between Lot 7X, Block A, Main Street Old Town Addition and the City of Coppell.
7. Existing 15 parking spaces on Main Street in front of this development shall be counted for this development on the condition that this development becomes part of the Old Town POA.
8. Existing parking spaces in the "Old Town" area shall be counted towards this development on the condition that this development becomes part of the Old Town POA.
9. The POA shall be responsible for maintenance of the common area, proposed Lot 7X, Block A, Main Street Old Town Addition, and all landscaping.
10. All signage must comply with H District ordinance requirements.
11. Building 3 will not have any residential uses but may have a commercial occupancy on the second floor.
12. Maximum building height shall not exceed 35-ft above finished floor.
13. The POA shall maintain all amenities including benches, dumpster, trash receptacles, bicycle racks, sidewalk easements between buildings, etc.
14. The POA shall maintain the private drainage easement.
15. Submit a letter from the Old Town Main Street POA stating that they will accept this development into their POA and all of the responsibilities and conditions stated above.

Chris Collins, 564 S. Coppell Rd., Coppell, TX, was present to answer questions of the commission.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak:

Rory Carrick, 123 Lodge Rd., Coppell, TX 75019, stated he was in opposition of the agenda request.

Sarah Carrick, 456 W. Bethel., Coppell, TX 75019, stated she was in opposition of the agenda request.

Joe Shirley, 582 Villawood Ln., Coppell, TX 75019, stated he was in opposition of the agenda request.

Karen Ward, 615 S. Coppell Rd., Coppell, TX 75019, stated she was in opposition of the agenda request.

Ann Dragon, 779 W. Main St., Coppell, TX 75019, stated she was in favor of the agenda request.

Jeff Varnell, 1601 E. Sandy Lake Rd., Coppell, TX 75019, stated he was in favor of the agenda request.

Chairman Haas closed the Public Hearing.

Steve Chadick, owner, 509 W. Bethel Rd., Coppell, TX 75019, was present to answers questions of the commission regarding how long the property has been available for purchase.

A motion was made by Vice Chair Portman, seconded by Commissioner Maurer, to approve the agenda item with staff conditions. The motion passed unanimously, 7-0.

8. Consideration of a demolition permit for 509 W. Bethel Road, for the demolition of existing structures on-site.  
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff has no recommendation for this request.

Chris Collins, 564 S. Coppell Rd., Coppell, TX, was present to answer questions of the commission.

A motion was made by Commissioner Maurer, seconded by Vice Chair Portman, to approve the agenda item. The motion passed by the following vote, (5-2):

Aye: Commissioner Guerra, Vice Chair Portman, Commissioner Maurer, Commissioner Walker, Commissioner Cindy Bishop

Nay: Commissioner Blankenship, Chairman Haas

9. PUBLIC HEARING:  
Consider text change and definition amendments to the Code of Ordinances, Chapter 12, Article 30 (S or Special Use Permits) defining and establishing Special Use Permit requirements for lodging houses

(short term rentals (STRs), bed and breakfasts, boarding homes, hostels, vacation homes, and corporate housing) within the SF-7, SF-9, SF-12, SF-18, SF-ED and H Districts.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of the Special Use Permit ordinance text amendments.

City Attorney, Bob Hager, was present to answer questions of the commission.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak:

Chris Collins, 564 S. Coppell Rd., Coppell, TX, stated he was in favor of the agenda request.

Jeff Varnell, 1601 E. Sandy Lake Rd., Coppell, TX, stated he was in opposition of the agenda request.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Walker, seconded by Commissioner Bishop, to approve the agenda item with staff conditions. The motion passed unanimously, 7-0.

**10. Update on City Council items**

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

**11. Adjournment**

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 9:55 p.m.

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Edmund Haas, Chair

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Kami McGee, Board Secretary