



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, June 17, 2021

6:00 PM

255 Parkway Blvd.

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, Sue Blankenship; Commissioner, Cindy Bishop; Commissioner, Freddie Guerra; Commissioner, Ed Maurer; and Commissioner, Jim Walker.

Also present were Mary Paron-Boswell, Senior Planner; Suzanne Arnold, Chief Building Official; 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.

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 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 the 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).

Notice was 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, June 17, 2021, in the Council Chambers 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.

Any citizen of the city or other party of interest may express his or her opinion concerning this request in person, at 255 Parkway Blvd., Coppell, TX, during the meeting, or in writing, prior to the meeting. Letters and emails will be read into the record during the public hearing portion of the meeting. Letters may be addressed to the City of Coppell Planning Division, 255 Parkway Boulevard, Coppell, TX 75019, by email to planning@copPELLTX.gov, or by calling the Planning Division at 972-304-3678. This meeting will also be live streamed on the city's website at www.copPELLTX.gov

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 6:07 p.m.

2. Work Session (Open to the Public)

3. Discussion regarding agenda items.

Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 6:34 p.m.

4. Citizens' Appearance.

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

5. Consider approval of the May 20, 2021 Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the minutes of the May 20, 2021 Planning and Zoning meeting minutes. The motion passed unanimously, (7-0).

6. Consider approval of an Ordinance for a zoning change request from PD-250R8-H (Planned Development - 250-Revision 8-Historic) to PD-250R25-H (Planned Development-250-Revision 25 - Historic), to

approve a Detail Site Plan for a 7,631-square-foot, 2-story mixed-use building with retail on the first floor and residential on the second floor; on 0.196 acres of property located at 755 W. Main Street; and authorizing the Mayor to sign.

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

1. Detailed engineering review to take place with engineering permit submittal.
2. The Director of Community Development shall have the authority to administratively approve the proposed signage for this development in accordance with planned development regulations for PD-250R8-H and the Historic District.
3. The second-floor residence shall be developed in accordance with local ordinance and building codes; and shall be used for residential purposes only.

Gary Cramer, Owner, 9024 Cedar Bluff Dr., North Richland Hills, TX 76182, was present to answer questions by the Commission.

Michele Cramer, Owner, 9024 Cedar Bluff Dr., North Richland Hills, TX 76182, was present to answer questions by the Commission regarding the brick color of the building.

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 Blankenship, to approve the agenda item subject to staff conditions. The motion passed unanimously, (7-0).

7. Adjournment.

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 6:57 p.m.

**PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY
LEGISLATION**

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).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Edmund Haas, Chair

Kami McGee, Board Secretary