



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, March 17, 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; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, March 17, 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 and convened into Work Session at 6:03 p.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 February 17, 2022, Planning and Zoning Commission meeting minutes.**

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

**6. Consider approval of an Ordinance for PD-113R-SF-9, Pecan Valley, Lot 5, Block A, a zoning change request from PD-113-SF-9 (Planned Development-113-Single Family-9) to PD-113R-SF-9 (Planned Development-113 Revised- Single Family-9), reduce the rear yard setback to eighteen (18) feet eight (8) inches to allow for a building addition to support special accommodations for a disabled resident on 8,400 square feet lot of real property located at 416 Pecan Hollow Drive, and authorizing the Mayor to sign.**

**Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of this request with no outstanding conditions.**

**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 Vice Chairman Portman, to approve the agenda item subject to staff conditions. The motion passed unanimously, (7-0).**

**7. PUBLIC HEARING:**

**Consider approval of PD-289R-C, CISD 9th Grade Center Locker Room Building Addition, a zoning change request from PD-289-C to PD-289R-C (Planned Development-289 Revised- Commercial), to revise the Planned Development and approve a 2,800 square-foot locker room on 51.59 acres of land located on the southwest quadrant of Wrangler Drive and Crestside Drive at the request of Coppell Independent School District (C.I.S.D.) being represented Robert Howman of Glenn Engineering.**

**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 signage be approved as shown.
2. A sign permit will be required.

Robert Howman, 4500 Fuller Dr., #220, Irving, Tx 75038, Glen Engineering, was present to answer questions of the Commission. Mr. Howman stated that he was in agreement with conditions outlined by staff.

Dennis Womack, 1303 Wrangler Circle, Coppell, Tx 75019, CISD, was present to answer questions of the Commission.

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 Guerra, seconded by Commissioner Maurer, to approve the agenda item subject to staff conditions. The motion passed unanimously, (7-0).

8. Consider approval of Coppell 9th Grade Center, Lot 1, Block A, Final Plat, being a plat of Lot 1, Block A to create a lot and associated easements on 51.73 acres of land located on the south side of Wrangler Drive, perpendicular to Enterprise Drive at the request of CISD, being represented by Glenn Engineering.

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. Additional comments may be generated upon detail engineering permit reviews.

A motion was made by Commissioner Maurer, seconded by Commissioner Blankenship, to approve the agenda item subject to staff conditions. The motion passed unanimously, (7-0).

9. **Update on City Council Items**

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

10. **Adjournment**

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 6:50 p.m.