



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, March 22, 2018

6:00 PM

255 Parkway Blvd.

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**Commissioner Edmund Haas  
(CHAIR)**

**Commissioner Glenn Portman  
(VICE CHAIR)**

**Commissioner Sue Blankenship**

**Commissioner Freddie Guerra**

**Commissioner Ed Maurer**

**Commissioner Doug Robinson**

**Commissioner George Williford**

**PRESENT: 6**

Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Ed Maurer and Commissioner George Williford

**ABSENT: 1**

Commissioner Doug Robinson

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner; George Marshall, Engineering Manager; and Ashley Owens, Recording Secretary.

The Planning & Zoning Commission of the City of Coppell, Texas, met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, March 22, 2018, in the Council Chambers at 255 E. Parkway Boulevard.

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

**6:00 p.m.      Work Session      (Open to the Public)      1st Floor Conference Room**

1. Discussion regarding Agenda items.

The Planning and Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

**6:30 p.m.      Regular Session      (Open to the Public)**

2. Call To Order

Chairman Haas called the meeting to order at 6:30 p.m.

3. Consider approval of the minutes for February 15, 2018.

A motion was made by Vice Chairman Portman, seconded by Commissioner Williford, to approve the minutes as written. The motion passed by unanimous vote. (6-0)

4. PUBLIC HEARING:

Consider approval of PD-133R8-HC, Magnolia Office Park (Savannah Coppel), being a zoning request from PD-133-HC (Planned Development District-133-Highway Commercial) to PD-133R8-HC (Planned Development District-133 Revision 8-Highway Commercial) to attach a Detail Site Plan to allow six, one-story office buildings to be located on the south side of SH 121, approximately 215 feet west of N. Denton Tap Road, at the request of Suha Ventures LLC, being represented by Matt Moore, Claymoore Engineering.

Mary Paron-Boswell, Senior Planner, introduced the case with exhibits. Ms. Paron-Boswell stated that staff is recommending approval subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required.
3. All proposed wall signage shall comply with ordinance requirements, be consistent in style and material.
4. The masonry screening wall adjacent to the residential shall be constructed prior to issuance of a building permit, for vertical construction.
5. The applicant and staff to explore options to close the gap in the screening wall abutting Magnolia Park.
6. The sewer line across the rear of the property to be private.

Matt Moore, Claymoore Engineering, Inc., 1903 Central Drive, Suite 406, Bedford, Texas, 76021, was present to address questions and concerns from the commission.

Chairman Haas opened the Public Hearing. The following people spoke:

Ruth Holder, 134 Natches Trace, Coppel, TX, 75019, was undecided.  
Brenda and Bob Weinrich, 158 Natches Trace, Coppel, TX, 75019, were undecided.  
Mark Myer, 620 Waverly Lane, Coppel, TX, 75019, was undecided.  
Francey and Kyle Parnell, 142 Natches Trace, Coppel, TX, 75019, were undecided.

The main citizen concerns were:  
Speeding and cut through traffic  
The height of the masonry screening wall  
Location of dumpsters close to residential area

George Marshall, Engineering Manager, addressed questions and concerns from the commission relating to traffic..

Chairman Haas closed the Public Hearing.

Discussion ensued between the commission members.

Commissioner Williford recommended that an additional condition be added to revise the Site Plan and the Landscape Plan to shift Buildings 2 and 5 to the north and relocate the row of parking to the south of these buildings to be in compliance with the maximum of 50% of the parking in the front yard.

A motion was made by Commissioner Williford, seconded by Vice Chair Portman, to recommend approval of this agenda item with the conditions outlined by staff as well as the added condition. The motion passed by unanimous vote. (6-0)

**5.**

**PUBLIC HEARING:**

Consider approval of rescinding Ordinance No. 91500-A-718 for Case No. S-1262-LI, Driversselect, which would no longer allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane, at the request of MLRP 100 Royal LTD PS.

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that staff is recommending rescinding of S-1262-LI, Driversselect (Four Seasons Addition, Lot 1).

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

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to rescind S-1262-LI, Driversselect. The motion passed by unanimous vote. (6-0)

**Adjournment**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:35 p.m.

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Edmund Haas, Chairman

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Ashley Owens, Planning Secretary