



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, December 21, 2017

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Doug Robinson

Commissioner Vijay Sarma

Commissioner George Williford

PRESENT: 5

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

ABSENT: 2

Commissioner Doug Robinson and Commissioner Vijay Sarma.

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner; Kent Collins, Assistant Director of Engineering; Desiree Hall, Administrative Technician; and Ashley Owens, Recording Secretary.

The Planning & Zoning Commission of the City of Coppell, Texas, met in Work Session at 6:00p.m. and in Regular Session at 6:30 p.m., on Thursday, December 21, 2017, in 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 6:35 p.m.

3. Consider approval of the minutes for November 16, 2017.

A motion was made by Vice Chair Portman, seconded by Commissioner Williford, to approve the minutes as written. The motion passed by unanimous vote. (5-0)

4. PUBLIC HEARING:

Consider approval of Case No. S-1263-C Biryani Express, (Coppell Crossing Addition, Lot 5, Block 1) a zoning change request from C (Commercial) to S-1263-C (Special Use Permit-1263-Commercial) to allow a grocery store, restaurant and retail sales in 3,466 square foot lease space to be located in Suite 505 of 751 S. Macarthur Blvd, on 1.07 acres of land, at the request of Biryani Express, being represented by Israel Villarreal, Cinco Construction.

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 review of a building permit.**
- 2. Any expansion of the use will trigger the requirement for a fire sprinkler system.**

Israel Villareal, 4913 Creekridge Lane, Garland, TX, 75043, was present to address questions and concerns from the commission. Mr. Villareal agreed with the conditions presented by staff.

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 Chair Portman, seconded by Commissioner Blankenship, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (5-0)

5. PUBLIC HEARING:

Consider approval of Case No. S-1262R-LI, Driversselect (Fellowship of Las Colinas Addition, Lot 2R1, Block 1), a zoning change from LI (Light Industrial) to S-1262R-LI (Special Use Permit-1262 Revised) to allow for vehicle parking and staging on the existing parking lot in conjunction with S-1262-LI on approximately 7.67 acres of land located west of the terminus of Gateview Blvd, at the request of Fellowship Church, being represented by Steve Hall, Driversselect.

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to the following conditions:

- 1. This is an ancillary use to the internet based vehicle sales established in S-1262-LI. In the event that the 100 S. Royal is no longer used for this use, then this SUP shall be rescinded.**

2. All landscape must be in a healthy, growing condition as indicated on the Landscape Plan and if any trees are dead or missing, new ones shall be installed. The placement of the 8' tall black metal fences shall not negatively impact the existing and proposed trees and landscaping.

3. Gates that traverse the fire lane easements shall be equipped with automatic gates with GTT Opticom receivers and manual Knox padlock overrides.

4. There may be additional comments at the time of permitting.

Alissa Sutton, Driversselect, 13615 N. Central Expressway, Dallas, Texas, 75243, was present to address questions and concerns from the commission. Ms. Sutton agreed with the conditions presented by staff.

Commissioner Williford asked Ms. Sutton how many trips per day will there be between the proposed facility and the 100 S. Royal Lane facility. Ms. Sutton stated that at their current facilities, staff members are making twenty trips per day, but the two facilities are located farther apart.

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 Commissioner Williford, seconded by Vice Chair Portman, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (5-0)

6.

PUBLIC HEARING:

Consider approval of Fellowship of Las Colinas Addition, Lots 2R1 and 2R2, Block 1, being a replat of Lot 2, Block 1 of the Fellowship of Las Colinas Addition into two lots to allow the sale of Lot 2R1 for a parking facility in conjunction with S-1262R-LI, Driversselect, on approximately 13.8 acres of land located west of the terminus of Gateview Blvd, at the request of Fellowship Church, being represented by Steve Hall, Drivers Select.

STAFF REP.: Marcie Diamond

Ms. Diamond introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to the following condition:

1. There may be additional comments at the time of permitting.

Alissa Sutton, Driversselect, was present to address questions and concerns from the commission. Ms. Sutton agreed with the condition presented by staff.

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 Commissioner Williford, seconded by Vice Chair Portman, to approve this agenda item with the condition outlined by staff. The motion passed by unanimous vote. (5-0)

7.

PUBLIC HEARING:

Consider approval of PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District, being represented by Louis Macias, Jr. Director of Facilities, CISD.
STAFF REP.: Marcie Diamond

Ms. Diamond introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to the following conditions:

1. Additional comments will be generated at the time of detail engineering review of the grading, drainage, utility and paving plans.
2. Sheet C-6 being revised to define brick colors, correct the elevation directions, etc.
3. Insuring access to the concession/restroom facility are ADA compliant.
4. Revising the proposed parking lot layout to reduce the number of spaces on the south side to 15, and including a landscape buffer/hedgerow parallel to Falcon Lane.
5. Correct the height of the light fixtures to 70' on Sheets C-3 and C-3a to reflect the height as specified on the Photometric Study.
6. Correct the size of the concession/restroom facility in the table on Sheets C-3, C-3a and C-3b.
7. Include the location, size, height, etc. of the electronic score board.
8. Include additional information on the speaker system, type location, etc.
9. The additional details of the press box will be required at the time of permitting.

Ms. Diamond noted that there were 95 notices sent within 200 feet. One was returned in favor of the agenda item and nine opposed. In addition, 363 courtesy notices were sent within 800 feet.

Mr. Louis Macias, Coppell Independent School District, 200 S. Denton Tap Road, Coppell, Texas, 75019, was present to address questions and concerns from the commission.

Mr. Macias stated that CISD would like to improve the field at CMSE to bring it up to the standards of the other two middle schools.

Chairman Haas asked Ms. Diamond if there were any agreements regarding light or noise that were put into place around the time that the school was built, or the neighborhood was developed. Ms. Diamond stated that weren't any, but also stated that the city has requirements on glare and lighting and noise, those are city-wide requirements.

Chairman Haas asked Mr. Macias about the lighting that is proposed in the application. Mr. Macias stated that CISD is proposing fixtures that are 70' tall to help with the shielding and the glare.

Chairman Haas asked Mr. Macias if CISD has a projected number of events for that site. Mr. Macias stated that there will be 7 football games played at that

facility. He stated he does not know how many other activities will go on at that facility. Chairman Haas asked if the lights will be on for early morning football practices. Mr. Macias stated that there are two banks of lights that are included in the proposed application. The bank on the east side could be used for the morning practices since those lights are pointed toward the school.

Chairman Haas asked if the field will be used for band practices. Mr. Macias stated that the middle schools do not have marching bands, so they will not be using the field for practice. The band practices are held in the band hall.

Chairman Haas asked Mr. Macias about the proposed speakers in the application. Mr. Macias stated that the speakers can be mounted on the press box, like the high school field. Chairman Haas asked Mr. Macias if facilities staff could erect two poles in front of, or to the side of, the bleachers and mount the speakers so that they are pointed right at the bleachers to prevent any sound carrying. Mr. Macias stated that it is possible and CISD would consider it.

Chairman Haas asked about the 850-seat capacity of the proposed bleachers and if the bleachers at Coppell Middle School North have ever filled up. Mr. Macias stated that football games typically draw about 250 parents. Mr. Macias explained that manufactured bleachers come in sets, and they are installing the smallest selection of bleachers, which will seat 850 people.

Chairman Haas asked if the field will have a scoreboard. Mr. Macias stated that there will be a scoreboard and it will be a very small, standard football field scoreboard.

Chairman Haas stated that up until now, Coppell Middle School East home games were always played at Coppell Middle School West, which was an agreeable solution. Chairman Haas asked Mr. Macias about the possibility of the case not passing tonight, and what would the position be of CISD. Mr. Macias stated that CISD is committed to the renovations that were proposed and voted on in the 2013 bond package. CISD wants CMSE to be equitable to the other middle schools in Coppell.

Commissioner Williford asked Mr. Macias if the proposed speakers will be used during football practice. Mr. Macias stated that they will not be used during practice. Commissioner Williford asked Mr. Macias if CISD would be opposed to an additional condition being that the speakers can only be used during football games. Mr. Macias stated that CISD would not be opposed to the additional condition.

Commissioner Williford asked if there had been any discussion about citizens being able to use the track to walk and run. Mr. Macias stated that CISD recently had discussions with the city in regard to allowing citizens to use the track. A final decision has not been made.

Commissioner Guerra asked Mr. Macias about CISD's efforts to engage the community and receive feedback from the residents in regard to this project. Mr. Macias stated that there is a bond oversight committee that is made up of residents that might meet once or twice a month. They represent their communities in discussion of CISD bond projects. Commissioner Guerra asked Mr. Macias if he has face-to-face meetings with concerned citizens, and Mr.

Macias stated that he has an open-door policy and is always open to meet with citizens.

Commissioner Blankenship asked what efforts were done to reach out to the community specifically about this project. Mr. Macias stated that the same process was practiced for this project. The project was communicated through the bond oversight committee.

Commissioner Blankenship asked Mr. Macias when CISD will decide to do a noise study for the speaker system. Mr. Macias stated that CISD will produce the noise study at the time of permitting with the Building Inspections division.

Chairman Haas asked Mr. Macias if there is a timetable on a decision to allow citizens to utilize the track. Mr. Macias stated that the involved parties are in the preliminary stages of coming to a decision.

Chairman Haas asked how long this project would take to complete. Mr. Macias stated that they would like to complete the project in time for next school year's football season. CISD would like to get started as quickly as possible.

Commissioner Guerra asked Mr. Macias to detail the concerns that he has been presented with from citizens regarding this project. Mr. Macias stated that he has only received concerns from city staff.

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

David Novi, 313 Springoak Lane, Coppell, TX, 75019, spoke in opposition.
Mike Downing, 325 Springoak Lane, Coppell, TX, 75019, spoke in opposition.
Melba Downing, 325 Springoak Lane, Coppell, TX, 75019, spoke in opposition.
Mike Souders, 309 Springoak Lane, Coppell, TX, 75019, spoke in opposition.
Barbara Arwood, 825 Redcedar Way Drive, Coppell, TX, 75019, spoke in opposition.
Scott Yocum, 324 Timber Ridge Lane, Coppell, TX, 75019, spoke in opposition.
Robert Fix, 803 E. Bethel School Road, Coppell, TX, 75019, spoke in opposition.
Robert Myers, 841 Redcedar Way, Coppell, TX, 75019, spoke in opposition.
Darlene Grayson, 837 Redcedar Way, Coppell, TX, 75019, spoke in opposition.
Judy Schlapper, 233 Creekside Lane, Coppell, TX, 75019, spoke in opposition.
Kathy Vanderpol, 817 Falcon Lane, Coppell, TX, 75019, spoke in opposition.
Kathy Vint, 228 Mockingbird Lane, Coppell, TX, 75019, was undecided.
Denise Danby, 345 Springoak Lane, Coppell, TX, 75019, was undecided.
Vickie McBride, 837 Falcon Lane, Coppell, TX, 75019, spoke in opposition.
James Reed, 363 Timber Ridge Lane, Coppell, TX, 75019, spoke in opposition.
Greg Frnka, 721 Dove Circle, Coppell, TX, 75019, was undecided.

The main citizen concerns were:

Lighting disturbance
Sound disturbance
Drainage
More time for input
Trash
Traffic/Parking
Safety

Kent Collins, Assistant Director of Engineering, responded to the neighbor's concerns about drainage by explaining that the detention area is generally functioning as it should, however; additional grading and maintenance may be required. In response to the construction of a parking lot proposed over the existing drainage area along Falcon, it will basically require the connection of two pipes and filling in the ditch. The applicant will be required to submit detail engineering.

In response to the question by Chairman Haas concerning additional traffic generation, Mr. Collins stated that special event traffic normally does not require additional physical improvements (traffic calming).

Chairman Haas asked Mr. Macias what CISD's position would be if the commission continued the agenda item. Mr. Macias stated that he would like the commission to vote on the agenda item and that CISD would take the necessary next steps.

Discussion ensued between the commission about not having enough information to approve or deny the agenda item and the need to get feedback from the neighbors.

A motion was made by Commissioner Williford, seconded by Chairman Haas, that this Public Hearing remain open and this agenda item be continued to the January 18, 2018, Planning & Zoning Commission meeting. The motion carried (4-1).

Aye: 4 - Chairman Haas, Vice Chairman Portman, Commissioner Guerra, and Commissioner Williford.

Nay: 1 - Commissioner Blankenship.

8. Update of Council action for Planning agenda item on December 12, 2017:

A. Ordinance for S-1262-LI, Driversselect

Ms. Diamond advised the commissioners of Council's actions on December 12, 2017, and stated that the above item had been approved.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:57 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary

