



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, September 14, 2017

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 Doug Robinson**

**Commissioner Vijay Sarma**

**Commissioner George Williford**

**PRESENT: 4**

Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Doug Robinson and Commissioner Vijay Sarma.

**ABSENT: 3**

Commissioner Sue Blankenship, Commissioner Freddie Guerra, and Commissioner George Williford.

Also present were Traci Leach, Deputy City Manager, Mindi Hurley, Director of Community Development, Marcie Diamond, Assistant Director of Community Development/Planning, Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Coordinator, Ashley Owens, Planning Secretary, and George Marshall, Engineering Manager.

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, September 14, 2017, 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 Eddie Haas called the meeting to order at 6:34 p.m.

3. Consider approval of the minutes for August 18, 2017.

A motion was made by Commissioner Robinson, seconded by Vice Chairman Portman, to approve the minutes as written. The motion passed by an unanimous vote.

4. PUBLIC HEARING:

Consider approval of Case No. PD-157R7-C, Valley Ranch Plaza, a rezoning from PD-157-C (Planned Development 157-Commercial) and PD-157R6-C (Planned Development 157 Revision 6 - Commercial) to PD-157R7-C (Planned Development 157 Revision 7 - Commercial) to allow revisions to the site plan including the addition of a drive-through restaurant and revising the parking, circulation, landscaping and building facades on 4.6 acres of property located at the southwest corner of E. Belt Line Road and S. MacArthur Blvd., at the request of John Evans, BLMA LTD and BLMA Phase II LTD, being represented by Donald F. Sopranzi, AIA.

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. Restaurant uses shall be limited to a maximum of 17,900 square feet of this shopping center.
2. Correct the following drafting errors:
  - a. Correct the scales on the site and landscape plans and elevation sheets;
  - b. Delete the island from the corner of Belt Line and MacArthur; and
  - c. Correct the spelling of "deficit" on the site plan.

Don Sopranzi, 10260 N. Central Expressway #258, Dallas, Texas, 75231, was present to address questions and concerns from the commission. Mr. Sopranzi and the owner, Mr. John Evans, 8350 N. Central Expressway #1330, Dallas, Texas, 75206, agreed with the conditions presented by staff.

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

Vikas Dusad, 826 Prescott Lane, Coppell, Texas, 75019. Mr. Dusad spoke in regards to the current landscaping that allows for light to come through from the shopping center into the residential subdivision. He stated that there are significant gaps between the trees, and a lot of noise pollution due to the vehicles entering and exiting the shopping center.

Kishore Chalasani, 820 Prescott, Coppell, Texas 75019. Mr. Chalasani requested additional trees to be placed between the shopping center and the subdivision due to the lights from the shopping center being so bright. The trees will give the residents more privacy.

Chairman Haas closed the Public Hearing.

Commissioner Robinson asked Mr. Sopranzi about the lights at the site. Mr. Sopranzi stated that the lights will be replaced with more energy efficient LED

fixtures and that they will have a cut off feature on the heads. Mr. Evans stated that they do not have any control over the lights at McDonald's. Mr. Evans commented that the lights are needed for security and safety purposes due to recent events in the shopping center.

Commissioner Robinson asked Mr. Evans what the latest time that a business is open in that shopping center. Mr. Evans stated that on a Friday or Saturday evening the latest Esparza's would stay open would be no later than midnight.

Chairman Haas asked Mr. Evans if he would consider doing something to add some kind of cutoff to reduce the effect of the lights at least on the McDonald's side. Mr. Evans stated that he does not have any control over the McDonald's site, but he would be willing to meet them regarding the lighting.

Commissioner Sarma asked the applicants if they would consider filling up the gaps with trees that are similar to what is already there, to decrease the spacing. Chairman Haas replied that he believes with time the cedar trees will begin to fill the gaps once they reach a mature age.

Commissioner Portman asked who owns the land where the trees are planted. Mr. Sopranzi replied that the Homeowner's Association owns that land. Commissioner Portman stated that it is the responsibility of the HOA to maintain and plant additional trees.

A motion was made by Chairman Haas, seconded by Vice Chairman Portman, to recommend approval of this agenda item with the conditions outlined by staff as well as the following additional conditions: 1. Request that Staff conduct a light shed study at the site as well as at McDonald's, and 2. Review the traffic at the McDonald's site in regards to the raised median. The motion passed by an unanimous vote.

**5.**

**PUBLIC HEARING:**

Consider approval of Case No. PD-206R-H, Conoboy Addition (Pence), a rezoning from PD-206-H (Planned Development 206 - Historic) to PD-206R-H (Planned Development 206 Revised - Historic) to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R on 14,790-square feet of land located at 717 S. Coppel Road, at the request of JET Financial Group being represented by Michael Adams, Firmitas Design.

Matt Steer, Development Services Coordinator, introduced the case with exhibits. Mr. Steer stated that staff is recommending approval subject to the following conditions:

1. Detailed engineering review will be required at time of full engineering plan submittal.
2. Revise Site Plan and Landscape Plan to indicate the 15' visibility triangle measured from the proposed property line.
3. Indicate an eight-foot private "Use, Enjoyment, and Maintenance Easement" on Lot 2R adjacent to the eastern lot line, as the residential property is proposing to use this area as their "backyard".
4. Remove spot elevations from Site Plan.

5 Indicate new property boundaries after the six-foot right-of-way dedication and show new area for Lot 1R. Revise all plans accordingly.

6. Label the windows on the east elevation as opaque.

7. An estimated fee of \$200 will be due for mitigation at time of tree removal permit.

Chairman Haas asked Mr. Steer if the "Private Use, Enjoyment, and Maintenance Easement" is for the life of the property. Mr. Steer stated that it is at the discretion of the property owner.

Chairman Haas asked Mr. Steer if the structure that is currently at the site is designated as "Historic". Mr. Steer stated that it is not according to the Historic Resource Survey provided by the Historical Society.

Mike Adams, Firmitas Design, 2735 Villa Creek Drive, Suite 275, Dallas, Texas, 75234, was present to address questions and concerns from the commission. Mr. Adams agreed with the conditions presented by staff.

Commissioner Sarma asked Mr. Adams what the height of the structure is at the tallest peak. Mr. Adams stated that the peak on Houston Street is about 27 feet tall.

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

Joel Busby, 754 Cameron Court, Coppell, Texas, 75019. Mr. Busby asked if the residential portion of the proposed site plan will be zoned strictly residential or if it will be commercial and residential. Mr. Steer said that currently the lot is utilized for an office. Now they are requesting to split the lot for residential use in the front and commercial use in the western lot. Mr. Steer stated that if they would like to rezone the residential lot they would have to come before the Planning and Zoning Commission again to get it changed.

Chris Hanson, 715 Cameron Court, Coppell, Texas, 75019. Mr. Hanson asked if there has been a recent traffic study at the intersection of Cameron Court and South Coppell Rd since the George Coffee House has opened. Mr. Hanson stated that there has been a lot of through traffic on South Coppell Road.

Cindy Halasz, 718 S. Coppell Road, Coppell, Texas 75019. Ms. Halasz asked if the residential lot will now be a part of the HOA in that area and if not why wouldn't it be. Mr. Steer stated that the applicant has not proposed to go into the HOA, and is not required to since it was not part of that development. The City would take over the maintenance of the trees along that portion of Houston Street, so that would not be the HOA's responsibility any longer. Ms. Halasz asked that since this property will not be in an HOA, what would prevent them from changing the color of the structure if they wanted to. Mr. Steer stated that their paint color is specifically tied to their planned development, so any change that is significant would require a re-zoning, and the Planning Department would not allow for anything drastic to be changed. Ms. Halasz asked about the proposed brick wall for the residential property and if the other corner lots can add a privacy wall. Mr. Steer stated that the rezoning is only taking place on this lot and the other properties would have to request a zoning change.

William Henze, 721 S. Coppell Road, Coppell, Texas, 75019. Mr. Henze stated

the view from his home and the surrounding area would be changed due to the rezoning request. He also inquired as to the sizes of the offices in comparison to the office that is currently there.

Mr. Joel Busby suggested that the property owners consider joining the Property Owner's Association or the Homeowner's Association to ensure the uniformity of the development.

Chairman Haas closed the Public Hearing.

Chairman Haas asked Mr. Steer if the current structure is part of an HOA. Mr. Steer stated that the property is not part of an HOA because the structure was there prior to the development. Mr. Steer stated that they can recommend to the property owners that they petition to join an HOA if so desired.

Chairman Haas asked George Marshall, Engineering Manager, if there has been an increase in traffic since the George Coffee house has opened and if the proposed development could cause another increase. Mr. Marshall stated that the traffic impact should be very minimal compared to the other development that has happened in the area.

Discussion ensued regarding the proposed development.

A motion was made by Commissioner Sarma, seconded by Vice Chairman Portman, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by an unanimous vote.

**6.**

**PUBLIC HEARING:**

Consider approval of the Conoboy Addition, Lots 1R and 2R, Block A (Pence) Replat, being a replat of Lot 1 to allow the demolition of the existing building and construction of a 3,345-square foot residence on Lot 1R and an 1,877-square foot office on Lot 2R on 14,790-square feet of land located at 717 S. Coppell Road, at the request of JET Financial Group, being represented by Michael Adams, Firmitas Design.  
STAFF REP.: Matt Steer

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

1. Detailed engineering review will be required at time of full engineering plan submittal.
2. Revise the Replat to indicate the 15' visibility triangle measured from the proposed property line.
3. Indicate an eight-foot private "Use, Enjoyment, and Maintenance Easement" on Lot 2R adjacent to the eastern lot line, as the residential property is proposing to use this area as their "backyard".
4. Indicate new property boundaries after the six-foot right-of-way dedication and show new dimensions and area for Lot 1R. Ensure all areas labeled in the drawing, dedication and title block are consistent.
5. The plat will not be signed or eligible for recordation until the zoning in accordance with the plat is approved.

Mr. Mike Adams, Firmitas Design, was present to address questions and concerns from the commission. Mr. Adams agreed with the conditions

presented by staff.

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

A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to approve this agenda item with the conditions outlined by staff. The motion passed by an unanimous vote.

7.

**PUBLIC HEARING:**

Consider approval of Case No. PD-291-H, 705 S. Coppell Road, a rezoning from H (Historic) to PD-291-H (Planned Development 291 - Historic) to allow the occupancy of the existing 1,038-square foot residential structure for office uses, on 5,444-square feet of land located at 705 S. Coppell Road, at the request of Neda Jaafari, being represented by Technology Building Group.

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

1. There may be additional comments generated upon detailed engineering review.
2. A tree removal permit is required prior to the start of construction.
3. Minor plat is needed prior to permitting if the zoning is approved.
4. Revise parking calculations to include the entire building as professional office space.
5. Revise the required and provided landscape areas with Landscape Requirements table to reflect total areas for each category (Perimeter - 2,000 square feet required, 1,470 square feet provided; Nonvehicular - 660 square feet required, 490 square feet provided; & Interior - 150 square feet required, 150 square feet provided).
6. Remove the proposed signage from the left elevation and reduce signage area on the front elevation to 1.5' x 5'.
7. Label colors of materials on the Elevations.
8. Use a solid white paint on the front porch, decorative railing and handicap ramp rather than wood stain, as this is more in line with the craftsman style.

Chairman Haas asked Mr. Steer what type of use is the applicant proposing. Mr. Steer stated that the applicant has indicated that it will be professional office use.

Commissioner Robinson asked what type of fence is currently along the property line. Mr. Steer stated that it is currently a chain link fence but he believes the applicant would be putting in a different type of fence, since the proposed plans did not indicate a chain link fence.

Commissioner Sarma asked if there is a six inch curb along the south fence that would prevent a tire from driving over the curb. Mr. Steer stated that there is not a curb there now.

Oliver Kaeini, Technology Building Group, P.O. Box 92652, Southlake, Texas, 76092, was present to address questions and concerns from the commission. Mr. Kaeini stated that the intended use for the office will be for a construction

company for himself and his father.

Commissioner Robinson asked Mr. Kaeini if he would be willing to put up a wrought iron fence to the front building line. Mr. Steer recommended a picket fence or a 4' decorative metal fence. Mr. Kaeini agreed to put up a picket fence to match the area.

Chairman Haas opened the Public Hearing.

Mr. Joel Busby asked how the property is currently being used. Chairman Haas replied that it is currently a residence and is proposed to be converted to an office use. Mr. Busby asked what is the long term plan of S. Coppel Rd. Mr. Steer replied that the plan is to have a transition from residential to small scale office, and that is in accordance with the Old Coppel Master Plan.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by an unanimous vote.

#### Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:26 p.m.

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Edmund Haas, Chairman

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Ashley Owens, Planning Secretary