



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, October 18, 2018

6:00 PM

255 Parkway Blvd.

**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: Vice Chair Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Ed Maurer, Commissioner Doug Robinson, and Commissioner George Williford.

ABSENT: Chair Edmund Haas

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Violetta Espinoza, Administrative Technician II; and Ashley Owens, Planning 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, October 18, 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

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

3. Consider approval of the minutes for September 20, 2018.

A motion was made by Commissioner Williford, seconded by Commissioner Guerra, that the minutes of September 20, 2018, be approved and reflect the additional conditions to Item #8 PD-285R2-C, Andy's Custard:

1. Revise the three parking spaces north of the building to be western facing.
2. Modify the building elevations to include a cladding of the canopy poles with similar material and height of the Leuders stone on the building.

The motion passed by unanimous vote. (6-0)

4.

PUBLIC HEARING:

Consider approval of Northpoint Addition, Lot 1R2R, Replat, being a replat of Lot 1R2 and a portion of Lot 1R to provide easements to allow for a hotel on 2.49 acres of property located on the south side of Northpoint Drive, approximately 300 feet east of SH 121 (1125 Northpoint), at the request of Suki Patel, Northpoint Hotel Group.
 STAFF REP.: Marcie Diamond

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. Inclusion of the filing information of the separate instrument, which provides the off-site portions of the mutual access/fire lane easements, on the filed replat.
2. There will be additional comments during detail engineering review.

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

A motion was made by Commissioner Williford, seconded by Commissioner Robinson, to approve the agenda item with the conditions presented by staff. The motion passed by unanimous vote. (6-0)

5.

PUBLIC HEARING:

Consider approval of PD-273R2-C, 7 Eleven, a zoning change request from PD-273R-C (Planned Development-273 Revised-Commercial) to PD-273R2-C (Planned Development-273 Revision 2-Commercial) to establish a Detail Site Plan for a convenience store and gas pumps on 0.97 acres of property located at the northeast corner of S. Denton Tap and E. Belt Line Roads (890 S. Denton Tap Road), at the request of VP Fuel Mart, Inc. being represented by Matt Moore, ClayMoore Engineering.

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. Additional engineering comments will be generated upon detail engineering plan review.
2. A tree removal permit is required prior to construction.

- 3. This property shall be replatted prior to the issuance of any engineering or building permits
- 4. Correct the Landscape calculations, and include the license area, if applicable.
- 5. Depict 60' front yard building setback line on site plan.
- 6. Fire lane shall be the full width of the driveway.
- 7. Specify the materials and color the canopy over the gas pumps needs on the elevations.
- 8. Either enter into a license agreement with the city of Coppell to allow for the landscaping and maintenance of the 1,237 square feet of land or revise the site plan to eliminate up to five (5) parking spaces to achieve the 30% landscape requirement.
- 9. Add the following PD Conditions:
 - a. Three - 9 square foot, 7-ELEVEN full color logo medallions are permitted on the gas canopy.
 - b. The canopy lighting shall be fully recessed so that no light fixture extends or is otherwise visible below the canopy as viewed from the adjacent public right-of-way.
 - c. This site shall comply with the regulations on Outside Storage and Display in Section 42 of the Zoning Ordinance.

Matt Moore, ClayMoore Engineering, 1903 Central Drive, Suite 406, Bedford, Texas, 76021, was present to address questions and concerns from the commission. Mr. Moore agreed to the conditions presented by staff.

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

A motion was made by Commissioner Robinson, seconded by Vice Chair Portman, to recommend approval of the agenda item with the conditions presented by staff and the amendment to condition 8 stating "Entering into a license agreement with the City of Coppell to allow for the landscaping and maintenance of the 1,237 square feet of land to achieve the 30% landscape requirement". The motion passed by unanimous vote. (6-0)

- 6. Update of Council approval for Planning agenda items on October 9, 2018:
 - A. Ordinance for PD-217R3-C, Doggie's Wonderland
 - B. Ordinance for PD-250R24-H, Coppell Arts Center
 - C. PD-214R8-C, Arbor Manors Office
 - D. PD-205R3-HC, Vista Ridge Addition
 - E. PD-285R2-C, Andy's Frozen Custard
 - F. PD-221R9R2-HC, Homewood Suites

Marcie Diamond, Assistant Director of Community Development/Planning, advised the commissioners of Council's actions on October 9, 2018, and stated that Items A-F had been approved.

Adjournment

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 6:55 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary