



Minutes

Planning & Zoning Commission

Thursday, November 21, 2024

6:00 PM

255 Parkway Blvd

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

PRESENT: Chairman, Edmund Haas; Commissioner, Sue Blankenship; Commissioner, Kent Hafemann; and Commissioner, Cindy Bishop

ABSENT: Vice Chair, Glenn Portman; Commissioner, Ed Maurer; and Commissioner, Freddie Guerra

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Luay Rahil, Assistant Director of Community Development; Aaron Tainter, Assistant Director of Public Works; Cole Baker, E.I.T., Graduate Engineer; Robert Hager, City Attorney; and Phoebe Stell, Deputy City Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, November 21, 2024, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., 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.

As authorized by Section 551.127, of the Texas Government Code, one or more commissioners or employees may attend this meeting remotely using videoconferencing technology.

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 at 6 p.m.

2. Work Session (Open to the Public)

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

3. Regular Session (Open to the Public)

Chairman Haas adjourned the Work Session at 6:36 p.m. and convened into the Regular Session at 6:42 p.m.

4. Citizens Appearance

Chairman Haas advised that no one signed up to speak at Citizens Appearance.

5. Consider approval of the October 17, 2024, Planning and Zoning meeting minutes.

A motion was made by Commissioner Hafemann, seconded by Commissioner Bishop, to approve the minutes of the October 17, 2024, Planning and Zoning meeting. The motion was approved, 3-0, with Commissioner Blankenship abstaining.

6. Consider approval of the October 24, 2024, joint meeting minutes with the F.O.A.R.D. Task Force and Smart City boards of the City of Coppell.

A motion was made by Commissioner Hafemann, seconded by Commissioner Bishop, to approve the minutes of the October 24, 2024, joint meeting with the F.O.A.R.D. Task Force and Smart City Boards. The motion was approved unanimously, 4-0.

7. PUBLIC HEARING:

Consider approval of PD-319-SF-12, Lot 18, Block 4, North Lake Woodlands 3, a zoning change request from SF-12 (Single-Family-12) to PD-319-SF-12 (Planned Development 319- Single-Family-12) to approve an existing carport encroaching within the required side setback, located at 552 Arbor Brook Lane, at the request of Derric Bonnot, the property owner.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending denial of the request. If the PZ Commission decides to recommend approval of the request, staff would request the following PD Conditions:

1. To allow the carport where it exists and cannot be expanded.

Derric Bonnot, 552 Arbor Brook Lane, gave a presentation and answered questions of the commission.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak.

- 1. Laura Swaldi, 525 Arbor Brook Lane, spoke in favor of the zoning change request.
- 2. Stan Friend, 411 Rolling Hills Circle, spoke against the zoning change request.
- 3. Robyn Broderick, 529 Leavalley Lane, spoke in favor of the zoning change request.
- 4. Jason Moore, 444 Hidden Valley Lane, spoke in favor of the zoning change request.
- 5. Claudio Campos, 555 Arbor Brook Lane, spoke in favor of the zoning change request.
- 6. Kelly Fishbaugh, 413 Meadowcreek Road, spoke in favor of the zoning change request.
- 7. David VonZurmuehlen, 301 Forrest Crest Lane, spoke in favor of the zoning change request.
- 8. Sarah Hicks, 564 Arbor Brook Lane, spoke in favor of the zoning change request.
- 9. Camille Penniman, 559 Arbor Brook Lane, spoke in favor of the zoning change request.
- 10. Clint Riley, 517 Carter Dr., spoke in favor of the zoning change request.
- 11. Shane Pope, 313 Meadowcreek Road, spoke in favor of the zoning change request.
- 12. Jordy Bernhart, 751 Pelican Lane, spoke in favor of the zoning change request.

Chair of the Commission Edmund Haas closed the Public Hearing.

A motion was made by Commissioner Hafemann to approve the agenda item. There was no second, therefore the motion failed.

A motion was made by Commissioner Blankenship, seconded by Commissioner Bishop, to deny the agenda item. The motion passed with the following vote (3-1):

Aye: Commissioner Blankenship, Chairman Haas, Commissioner Bishop
Nay: Commissioner Hafemann

8.

PUBLIC HEARING:

Consider approval of PD-313R-MF-2, Lake Breeze Condominiums, a zoning change request from C (Commercial) to PD-313R-MF-2 (Planned Development 313- Revised -Multi-Family 2) to approve a Detailed Site Plan for a 71-unit, four(4) story condominium apartment complex on approximately 4.4 acres located on the east side of S. Belt Line Road and the west side of Sanders Loop, approximately 660 feet south of E. Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood, at the request of Coppel Lake

Breeze, LLC, being represented by Greg Frnka of GPF Architects, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of the request subject to the following PD Conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. A replat will be required.
3. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
4. Building elevations be approved as presented, however building must provide for noise attenuation for all the windows on the building as well as all exterior walls include continuous insulation on the outside of the studs with a minimum of R-19 insulation.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for parking as shown on the plans.
7. To allow for four stories and a height up to 60-ft
8. To not restrict the number of three-bedroom units.
9. Amend the Future Land Use Plan to Urban Residential Neighborhood.
10. To require HOA documents prior to filing the plat.
11. The applicant will work with the Fire Department to realign the fire lane located at the Belt Line entrance, to accommodate the ladder truck.

Cole Baker, E.I.T., Graduate Engineer, was present to answer questions of the commission regarding traffic and the deceleration lane.

Greg Frnka, 721 Dove Circle, Coppell, TX, was present to answer questions of the commission.

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

A motion was made by Commissioner Hafemann, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions including an amendment to the 2030 Comprehensive Master Plan from Mixed Used Community Center to Urban Residential Neighborhood. The motion passed unanimously, 4-0.

9. Consider approval of a resolution of the City of Coppell Planning and Zoning Commission approving a waiver of Coppell Subdivision Ordinance, Section 13-9-1(G)(19) of the Coppell Code of Ordinances, requirement that a residential building pad shall not be less than 12 inches above the curb elevation for Lot 6, Block 8, Village at Cottonwood Creek Section 1, 254 Winding Hollow Ln.

STAFF REP.: Cole Baker

Cole Baker, E.I.T. Graduate Engineer presented the case with exhibits and stated that staff is recommending approval of this waiver, subject to the following conditions:

- a. The building pad site cannot be lower than one inch (1") below the curb elevation of the affected lot as measured at the curb line of Winding Hollow

Lane;

b. The Texas licensed engineer shall provide a sealed letter to the City of Coppel attesting to the following:

1. Adequate site drainage has been designed to protect the home from storm water runoff.
2. Homeowner is made aware that the slab elevation does not meet current ordinance requirements.
3. Homeowner is made aware of the ongoing maintenance required for the site drainage to function as designed.
4. Owner or engineer state awareness of any recurring drainage issues.

c. Upon acceptance by the City Engineering Department to verify the above-stated conditions, a certified copy of this resolution shall be filed by the owner in the deed record of Dallas County.

d. That no building permit shall be issued unless the conditions recited herein or compliance of Coppel Subdivision Ordinance have been met.

A motion was made by Commissioner Bishop, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 4-0.

10. Update on City Council items.

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

11. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 8:21 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary