



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, September 19, 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, via Zoom; Vice Chair, Glenn Portman; Commissioner, Sue Blankenship; Commissioner Ed Maurer; Commissioner, Freddie Guerra; Commissioner, Kent Hafemann; and Commissioner, Cindy Bishop.

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Aaron Tainter, Assistant Director of Public Works; Cole Baker, E.I.T., Graduate Engineer, via Zoom; Phoebe Stell, Deputy City Secretary; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, September 19, 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)

a. Discussion of agenda items

Staff gave a summary of the items on the Regular Session agenda.

b. Discussion about Joint Meeting

The commission discussed agenda items for the joint meeting with the Smart City board and the F.O.A.R.D. Task Force.

3. Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 6:35 p.m.

4. Citizens Appearance

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

5. Consider approval of the August 15, 2024, Planning & Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Blankenship, to approve the minutes of the August 15, 2024, Planning and Zoning meeting. The motion was approved unanimously, 7-0.

Agenda item 7 was presented before item 6, at the request of Matt Steer.

7. PUBLIC HEARING:

Consider approval of Stonelake Skyport Site Plan, Lot 1, Block A, a site plan for two office/warehouse buildings (117,608 & 164,904 sq. ft.) and associated easements and fire lane configuration on 16.07 acres of property, located at the northeast corner of S. Royal Lane and Gateway Blvd., being developed by SL7 DFW Industrial, L.P., being represented by Neda Hossieny, Kimley-Horn & Associates.

STAFF REP.: Matthew Steer

Matthew Steer, AICP Development Services Administrator, presented the case with exhibits stating that staff is recommending approval of the request subject to the following conditions:

1. A variance be granted to allow for the driveway configuration as shown for the South Royal Lane entry.
2. There may be additional comments at the time of Detail Engineering Review and Building Permit.
3. Signage shall comply with the sign ordinance.
4. A tree removal permit shall be required. Tree mitigation fees are estimated to be \$179,870.00.
5. The plat for this development be filed.

Neda Hossieny, P.E., 13455 Noel Rd, Dallas, TX 75240, 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 Vice Chair Portman, seconded by Commissioner Hafemann, to approve the agenda item. The motion passed unanimously, 7-0.

6.

PUBLIC HEARING:

Consider approval of Stonelake Skyport Replat, Lot 1, Block A, a replat to modify a lot for the creation of two office warehouse buildings and associated easements and fire lane reconfiguration on 16.07 acres of property located at the northeast corner of S. Royal Lane and Gateway Blvd., being developed by SL7 DFW Industrial, L.P., being represented by Neda Hossieny, Kimley-Horn & Associates.

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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 Vice Chair Portman, seconded by Commissioner Guerra, to approve the agenda item. The motion passed unanimously, 7-0.

8. Update on City Council

Matthew Steer, AICP Development Services Administrator, stated there were no Planning related items on the previous City Council agenda.

9. Adjournment

There being no further business before the Commission, Chairman Haas adjourned the meeting at 6:49 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary