



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, August 17, 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: 7

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

Also present were Marcie Diamond, Assistant Director of Community Development/Planning, Mary Paron-Boswell, Senior Planner, 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, August 17, 2017, in the Council Chambers at Town Center, 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 6:31 p.m.

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

A motion was made by Vice Chairman Glenn Portman to approve the minutes as written. Seconded by Commissioner Williford; motion carried (7-0).

Aye: 7 - Chair Eddie Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

4.

PUBLIC HEARING:

Consider approval of Case No. S-1029R-LI, Mechanical Garage (Northlake 635 Business Center, Lot 3, Block D), a rezoning from S-1029-LI (Special Use Permit 1029-Light Industrial) to S-1029R-LI (Special Use Permit 1029 Revised-Light Industrial) to amend the SUP conditions and site plan to allow the relocation and expansion of car repair facility to a total of 8,734 square feet, to be located in Suite 160, 1203 Crestside Drive, at the request of Anvant Vista II, LLC, being represented by Tho Lo.

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. Automobile repair shall be limited to minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; mufflers; performing state inspections and making minor repairs necessary to pass said inspection; servicing of air-conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, but shall not include major repair, rebuilding, or reconditioning of engines or transmissions for motor vehicles; wrecker service with vehicle storage; collision services including body, frame or fender straightening or repair; customizing; overall painting or paint shop.
2. Vehicle repair shall not occur outside of the building.
3. No vehicles shall be permitted to be parked in the fire lane at any time.

Tho Lo, Avant Vista II, LLC, P.O. Box 2481, Coppell, TX, 75019, was present to address questions and concerns from the commission. Mr. Lo agreed with the conditions presented by staff.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and nobody wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Vice Chairman Portman to recommend approval of this agenda item with the conditions outlined by staff. Seconded by Commissioner Robinson; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

5.

PUBLIC HEARING:

PD-240R4R2-HC, North Gateway Plaza, a zoning change request from PD-240R4R-HC (Planned Development-240 Revision 4

Revised-Highway Commercial) to PD-240R4R2-HC (Planned Development-240 Revision 4 Revision 2-Highway Commercial), to revise the Concept Plan for an approximate 41,000 square foot commercial development (a fitness center) on 5.3 acres of property located north of S.H. 121, approximately 420 feet west of N. Denton Tap Road, at the request of Gateway, Ltd, being represented by Don Harrelson, Baird Hampton Brown Engineers.

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. The Detail Plan shall be in accordance with the Development Regulations established in this Concept Plan and overall PD conditions.
2. Tree Mitigation Plan/Tree Removal Permit shall be required to the removal of any trees.
3. Final Plat indicating all required easements and fire lanes shall be required.
4. The deceleration lane on Denton Tap serving the southern mutual access easement shall be constructed and accepted by the city prior to the issuance of a Certificate of Occupancy for this development.
5. Signage shall be in accordance with the Sign Ordinance. LA Fitness signage may be included on the multi-tenant monument sign as approved on Lot 4 (Carl Jr's).
6. The brick screening wall shall be in place prior to vertical construction on-site.

Commissioner Portman asked Ms. Diamond if the screening wall is adequate to screen the facility from the adjacent subdivision. Ms. Diamond stated that privacy will still be maintained by extending the screening walls, and window placements, and that the facility will have to adhere to the City's glare and lighting standards.

Don Harrelson, PE, Baird, Hampton & Brown, 4550 SH 360, Suite 180, Grapevine, Texas, 76051, was present to address questions and concerns from the commission. Mr. Harrelson spoke about the height of the windows in the facility and the concern for privacy of the neighbors. Mr. Harrelson reassured the commission that there would be no issue with privacy.

Commissioner Guerra asked Mr. Harrelson if there would be any outdoor play areas around the facility. Mr Harrelson stated that there is no plan to put in outdoor play areas.

Commissioner Robinson asked Mr. Harrelson about the elevation of the facility and the elevation of the houses in the subdivision. Mr. Harrelson stated that the elevation of the facility will help to lessen the visual impact of those homes.

Chairman Haas asked about the hours of operation for this facility. Mr. Harrelson stated that the standard operating hours are from 8 A.M. to 10 P.M.

Chairman Sarma asked if they are using the same color brick as the rest of the commercial buildings. Mr. Harrelson stated that it is the owner's intention to match the existing materials on the color board.

Mr. Harrelson agreed with the conditions presented by staff.

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

Sheryl Griffin, 747 Kilbridge Ln, Coppell, Texas, 75019. Ms. Griffin wanted to know how the zoning change will affect the homeowners' property values in the adjacent subdivision. Ms. Diamond let Ms. Griffin know that the zoning change will only affect the property on that lot, not the homes in the subdivision.

Chairman Hass closed the Public Hearing.

A motion was made by Commissioner Robinson to recommend approval of this agenda item with the conditions outlined by staff. Seconded by Commissioner Blankenship; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

6. Update of Council action for Planning agenda items on June 13 & July 11, 2017:

- A. PD-286-R, Pecan Creek Shopping Center
- B. Ordinance for PD-286-R, Pecan Creek Shopping Center

Ms. Diamond advised the commissioners of Council's actions on June 13 & July 11, 2017, and stated that the above items had been approved.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:02 p.m.

Eddie Haas, Chairman

Ashley Owens, Planning Secretary