



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, May 17, 2018

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 Ed Maurer**

**Commissioner Doug Robinson**

**Commissioner George Williford**

**PRESENT:**

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

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner; George Marshall, Engineering Manager; 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, May 17, 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.

Staff also briefed the Commission on Short Term Rentals and the Neighborhood Integrity Program as presented to City Council.

**6:30 p.m.      Regular Session      (Open to the Public)**

2. Call To Order

Chairman Haas called the meeting to order at 6:31 p.m.

3. Consider approval of the minutes for March 22, 2018.

**A motion was made by Vice Chairman Portman, seconded by Commissioner Williford, to approve the minutes as written. The motion passed (6-0). Commissioner Robinson abstained.**

4. PUBLIC HEARING:

Consider approval of White Glove Express Addition, Lot 1R1-A, Block A, Replat, being a replat of White Glove Express Addition, Lot 1R1, Block A, being 1.02 acres; to extend the fire lane easements onto Denton Tap Road per the condition of the PD-294-C for Alpine Wash; located at 250 S. Denton Tap Road between E. Bethel School Road and Sandy Lake Road, at the request of Alpine Car Wash; being represented by Tony Krauska, P.E., Dowdey, Anderson & Associates, Inc.

STAFF REP.: Mary Paron-Boswell

**Mary Paron-Boswell, Senior Planner, introduced the case with exhibits. Ms. Paron-Boswell stated that staff is recommending approval subject to the following condition:**

1. There may be additional comments generated at the time of Detail Engineering review.

**Tony Krauska, Dowdey Anderson & Associates, Inc., 5225 Village Creek Drive, Suite 200, Plano, Texas, was present to address questions and concerns from the commission. Mr. Krauska agreed with the conditions presented by staff.**

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

**A motion was made by Commissioner Williford, seconded by Commissioner Guerra, to approve this agenda item with the condition presented by staff. The motion passed by unanimous vote. (7-0)**

5. Consider approval of an Ordinance for PD-221R3R3-HC, Point West - Sun Holdings, being a zoning request from PD-221R3-HC (Planned Development-221 Revision 3-Highway Commercial) to PD-221R3R3-HC (Planned Development-221 Revision 3 Revised 3-Highway Commercial) to attach a Detail Site Plan for an 8,526 square foot retail/restaurant building on 1.9 acres of land (Lot 1R-1), and to amend the Concept Plan on Lot 1R-8 (3.6 acres) and attach a Detail Plan for a parking lot on one (1) acre and retain the Concept Plan for a Hotel on the remaining 2.6 acres of property located at the northwest corner of IH-635 and S. Belt Line Road, and authorizing the Mayor to sign.

**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. There may be additional comments at the time of Building Permit and Detail

**Engineering Review.**

**2. Replat of Lot 1R-8 indicating the following must be approved and filed with Dallas County prior to construction of this phase:**

**A. Lot 1RX as a common area lot for the parking lot and the incorporation of this property of the Property Owners Agreement, and the establishment of the mutual access easement from Private Drive "B" to the office tract to the north.**

**Greg Guerin, East Star Design, 200 Rushing Creek Drive, Forney, Texas, 75126, was present to address questions and concerns from the commission. Mr. Guerin agreed with the conditions presented by staff.**

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

**A motion was made by Vice Chairman Glenn Portman, seconded by Commissioner Maurer, to recommend approval of this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)**

- 6.** Consider approval of Loch Addition, Lot 5, Block A, Minor Plat, being a Minor Plat of a 0.56 acre tract of unplatted property to allow for the creation of a building site and to waive the alley requirement to allow for the construction of a single family home on property known as 609 Loch Lane, at the request of Aaron Anderson, being represented by David Hayes, the Holmes Builders.  
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. There may be additional comments at the time of Building Permit and Detail Engineering review.**
- 2. Resolution to the Oncor/street light issue and providing an easement, if required.**

**A motion was made by Commissioner Williford, seconded by Commissioner Robinson, to approve this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)**

- 7.** Update of Council action for Planning agenda items on April 24, 2018:  
A. PD-133R8-HC, Magnolia Office Park (Savannah Coppel)  
B. Staff update on Short-Term Rental discussion and Neighborhood Engagement initiatives

**Ms. Diamond advised the commissioners of Council's action on April 24, 2018, and stated that Item A had been approved.**

**Adjournment**

**There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 6:53 p.m.**

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Edmund Haas, Chairman

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Ashley Owens, Planning Secretary