



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, September 20, 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 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; 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, September 20, 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

Chairman Haas called the meeting to order at 6:34 p.m.

3. Consider approval of the minutes for August 16, 2018.

A motion was made by Commissioner Williford, seconded by Vice Chair

Portman, to approve the minutes as written. The motion passed by unanimous vote. (7-0)

4.

**PUBLIC HEARING:**

Consider approval of Lot 3R, Block 1 Sandy Lake Crossing, Replat, being a replat of Lot 3, Block 1 to establish fire lanes and easements to allow for a 3,558-square foot bank with drive-through facilities on 0.92 acres of property located at the southwest corner of Sandy Lake and S. Denton Tap (105 S. Denton Tap Road), at the request of Capital One, N.A. being represented by John D. Blacker, Hart Gaugler + Associates.

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

1. Additional comments may be generated upon detail engineering review and building permit.

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 Chair Portman, seconded by Commissioner Robinson, to approve the agenda item with the condition presented by staff. The motion passed by unanimous vote. (7-0)

5.

**PUBLIC HEARING:**

Consider approval of PD-214R8-C, Arbor Manors Office - 3 Denton Tap, LLC, a zoning change request from PD-214R2-C (Planned Development-214 Revision 2 - Commercial) to attach a Detail Site Plan for a 3,035-square foot building on 0.701 acres of land (Lot 3), located on Denton Tap Road, approximately 400 feet south of W. Sandy Lake Road; at the request of 3 Denton Tap, LLC; being represented by Cates-Clark & Associates, LLC.

Mary Paron-Boswell, Senior Planner, introduced the case exhibits. Ms. Paron-Boswell 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 3 to add easements must be approved and filed with Dallas County prior to construction.
3. All signage must meet ordinance requirements.
4. All mechanical equipment to be screened.
5. The screening wall shall be maintained by this property owner.
6. Removal of the existing access easement that currently runs through a portion of the building.
7. Photometrics shall comply with City requirements for residential adjacency.
8. To allow the landscape calculation to be based on the developable area of the lot.
9. To allow the existing parking tree islands along Denton Tap Road to remain as is.

10. To allow the existing perimeter landscape strip along Denton Tap Road to remain as is.

11. To allow a variable landscape width from 6 to 10 feet along a portion at the rear of the property.

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.

Commissioner Williford expressed concern regarding the lack of shared parking arrangement information.

A motion was made by Commissioner Robinson, seconded by Vice Chairman Portman, to recommend approval of this agenda item with the conditions presented by staff as well as additional conditions:

12. To submit to city staff a Letter of Intent between the applicant and the Arbor Manors HOA regarding the maintenance of the screening wall that abuts the common property lines.

13. To verify any shared parking agreements with this property.

The motion passed by unanimous vote. (7-0)

6.

PUBLIC HEARING:

Consider approval of PD-205R3-HC, Vista Ridge Addition, Lot 3R, Block D (The Plaza), a zoning change request from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R3-HC (Planned Development-205 Revision 3-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,520-square-foot medical building on 1.39 acres of property located north of the northwest corner of S.H. 121 and Plaza Blvd, at the request of George Mitchell (Questcare Clinic) represented by Elaine Pickering, Baird Hampton & Brown, Inc.

Mary Paron-Boswell, Senior Planner, introduced the case exhibits. Ms. Paron-Boswell 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 Lots 3 and 4 must be approved and filed with Dallas County prior to construction.
- 3. All signage must meet ordinance requirements.

Elaine Pickering, Baird, Hampton, & Brown, 3801 William D. Tate Ave., Suite 500, Grapevine, Texas, 76051, was present to address questions and concerns. Ms. Pickering agreed to the conditions presented by staff.

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

A motion was made by Vice Chair Glenn Portman, seconded by Commissioner Robinson, to recommend approval of the agenda item with the conditions

presented by staff. The motion passed by unanimous vote. (7-0)

7.

**PUBLIC HEARING:**

Consider approval of Vista Ridge Addition, Lot 3R, Block D (The Plaza), being a replat of Lot 3 and 4, Block D to revise the fire lanes and easements to allow a 6,520-square-foot medical building on 1.39 acres of property located of the northwest corner of S.H. 121 and Plaza Blvd, at the request of George Mitchell (Questcare Clinic) represented by Elaine Pickering, Baird Hampton & Brown, Inc.

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

- 1. Additional comments may be generated upon detail engineering review and building permit.

Chairman Haas opened the Public Hearing and advised that no 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 Vice Chair Portman, to recommend approval of the agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

8.

**PUBLIC HEARING:**

Consider approval of PD-285R2-C, Andy’s Frozen Custard, to attach a Detail Site Plan for a 1,160 sq. ft. drive-through and walk up restaurant, with no indoor seating, on 1.21 acres of property located on Sandy Lake Road, west of Denton Tap (180 W. Sandy Lake Road), at the request of LG 214 Woodside Coppell LLC, being represented by Stephen McGuirk, Leon Capital Group.

**Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case exhibits. Ms. Diamond stated that staff is recommending approval subject to the following conditions:**

- 1. PD Conditions:
  - a. Allowing for glass exceeding 50% of the front façade of the building
  - b. Allowing for the refacing of the existing monument sign which does not meet the current setback requirements.
  - c. Allowing for a window sign
  - d. Allowing for a fully shielded indirect facia lighting, if grey/silver in color.
  - e. Approval of a Landscape Plan which provides allows the deficiency in the perimeter landscaping on the east and north property lines to be compensated along the west property line.
- 2. This property will need to be replatted to provide necessary easements.
- 3. Additional comments will be generated at the time of Detail Engineering review and Building permit review.
- 4. Drafting errors/clarifications:
  - a. More clearly define the fire lane and relabel to “fire lane/mutual access easement”.
  - b. Rectify landscape calculations discrepancies.
  - c. Verify location of 6 trees along west property line.

- d. Revise the notation that reads 15' landscape and sign setback to delete the word "sign".
- e. Provide additional specifications on the attached and monument signs in terms of materials, lighting source, etc.
- f. Delete the utilities and topography from the Site Plan and include all existing and proposed easements.

Stephen McGuirk, Leon Capital Group, 3500 Maple Avenue, Suite 1600, Dallas, TX 75219, and a representative from Andy's Custard gave a presentation to the commission.

Discussion ensued between the commission and the applicants.

Chairman Haas opened the Public Hearing and advised that no 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 Robinson, to recommend approval of the agenda item with the conditions presented by staff as well as additional conditions:

- 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. (7-0)

**9.**

**PUBLIC HEARING:**

Consider approval of PD-221R9R2-HC, Homewood Suites, a zoning change request from PD-221R9R-HC (Planned Development-221 Revision 9 Revised-Highway Commercial) to PD-221R9R2-HC (Planned Development-205 Revision 9 Revision 2 -Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 129-room suite (residence) hotel on 3.024 acres of property located on Point West Boulevard, approximately 100 feet south of Dividend Drive at the request of Trophy Lodging, LTD, being represented by Travis Bousquet, the Bousquet Group.

**Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case exhibits. Ms. Diamond stated that staff is recommending denial of PD-221R9R2-HC, Homewood Suites, due to noncompliance with Sec. 12-30-18. (2) c. Not more than 22 room units per acre. In the event that City Council grants a variance to this section, then the following conditions would apply:**

- 1. This property will need to be replatted to provide necessary easements.
- 2. Traffic Impact Analysis being submitted prior to submission of a Replat to determine if deceleration lane(s) will be required.
- 3. Signs to be compliant with the provisions of the Sign Ordinance.
- 4. Additional comments will be generated at the time of Detail Engineering review and Building permit review.
- 5. Correction of the room count in the site summary table and verify the impervious coverage calculation.

Travis Bousquet, The Bousquet Group, Inc., 501 S. Carroll Blvd., Suite 201, Denton, Texas, 76201, was present to address questions and concerns from the commission.

Tom Jariwala, Trophy Lodging, LTD, 3001 Kari Lane, Greenville, TX, 75402, was present to address questions and concerns from the commission.

Discussion ensued between the applicant and the commission.

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

The commission discussed what defines a residence hotel (kitchen amenities, etc.).

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

- 10. Update of Council approval for Planning agenda items on September 11, 2018:
  - A. Ordinance for PD-197R5-H, Live/Work Lot 1, Block A, Old Coppell Townhomes (Robertson)
  - B. Ordinance for PD-242R4-HC, Holiday Inn Express
  - C. PD-217R3-C, Doggie’s Wonderland
  - D. PD-250R24-H, Coppell Arts Center

Marcie Diamond, Assistant Director of Community Development/Planning, advised the commissioners of Council's actions on September 11, 2018, and stated that all of the above items had been approved.

**Adjournment**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:49 p.m.

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Edmund Haas, Chairman

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Ashley Owens, Planning Secretary