



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, November 16, 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, Desiree Hall, Administrative Technician II, and Ashley Owens, Planning Secretary.

The Planning and Zoning Commission of the City of Coppel, Texas, met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, November 16, 2017, 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.

Regular Session (Open to the Public)

2. Call To Order

Chairman Eddie Haas called the meeting to order at 6:30 p.m.

3. Consider approval of the minutes for October 19, 2017.

A motion was made by Vice Chair Portman, seconded by Commissioner Robinson, to approve the minutes as written. The motion passed by unanimous vote.

4.

PUBLIC HEARING:

Consider approval of Prologis Park One Twenty One Addition, Lots 1R, & 2R, Block A, Replat, being a replat of Lots 1 & 2, Block A, of the Prologis Park One Twenty One Addition, containing 17.84 acres of land located at the northeast corner of Sandy Lake Road and Freeport Parkway, at the request of Prologis, being represented by Robert Gossett, Halff 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.

Robert Gossett, Halff Associates, 1201 N. Bowser Road, Richardson, TX, 75081, was present to address questions and concerns from the commission. Mr. Gossett agreed with the condition 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 Robinson, seconded by Commissioner Williford, to approve this agenda item with the condition outlined by staff. The motion passed by unanimous vote.

5.

PUBLIC HEARING:

Consider approval of Prologis Park One Twenty One Addition, Lot 5R2, Block A, Replat being a replat of Lot 5R, Block A, of Prologis Park One Twenty One Addition, containing 12.72 acres of land located at the southeast corner of Northwestern Drive and Freeport Parkway, at the request of Prologis, being represented by Robert Gossett, Halff associates, Inc.

STAFF REP.: Mary Paron-Boswell

Ms. Paron-Boswell 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.

Robert Gossett, Halff Associates, was present to address questions and concerns from the commission. Mr. Gossett agreed with the condition 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 Robinson, to approve this agenda item with the condition outlined by staff. The motion passed by unanimous vote.

6.

PUBLIC HEARING:

Consider approval of Prologis Park One Twenty One Addition, Lot 4R, Block B, Replat being a replat of Lots 4-6, Block B, of the Prologis Park One Twenty One Addition, containing 4.81 acres of land bounded by Northwestern Drive on the north and Freeport Parkway on the east, at the request of Prologis, being represented by Robert Gossett, Halff Associates, Inc.

STAFF REP.: Mary Paron-Boswell

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

1. This property will need to be replatted and rezoned prior to development.

Commissioner Sarma asked Ms. Paron-Boswell what the zoning change request process would be for this property. Ms. Paron-Boswell stated that they would have to go through a rezoning as well as a detail site plan process. Staff would then review what the applicant is proposing to ensure that it complies with the long-range plans of the City.

Commissioner Sarma asked what the permissible zoning would be for this property. Ms. Paron-Boswell stated that Highway Commercial allows for uses such as office buildings, hotels, restaurants, and Light Industrial would allow for uses such as office warehouses.

Commissioner Blankenship asked Ms. Paron-Boswell why the property would have to be replatted and rezoned in the future if they are going through the replatting process now. Ms. Paron-Boswell stated that they will have to replat to add potential fire lanes, setbacks, and easements. They will have to rezone the property because it currently has "split zoning", so depending on what they would like to build, they will have to select the appropriate zoning category.

Robert Gossett, Halff Associates, was present to address questions and concerns from the commission.

Chairman Haas asked Mr. Gossett why they requested to replat Lots 4-6 into one lot. Mr. Gossett stated that it is for selling purposes. A potential buyer requested that the property be replatted into one lot.

Commissioner Robinson asked if there had been an increase in traffic on Northwestern Drive. Mr. Gossett stated that he hadn't noticed an increase.

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

Casey Dillon, Prologis, 2021 McKinney Avenue, Suite 1050, Dallas, Texas, 75201. Mr. Dillon stated that he is in support of this agenda item.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Robinson, seconded by Commissioner Blankenship, to approve this agenda item with the condition outlined by staff. The motion passed by unanimous vote.

7. Update of Council action for Planning agenda items on November 14, 2017:
- A. S-1262-LI, Driversselect
 - B. Ordinance for S1029R-LI, Mechanical Garage
 - C. Ordinance for PD-240R4R2-HC, North Gateway Center
 - D. Ordinance for PD-157R7-HC, Valley Ranch Plaza
 - E. Ordinance for PD-206R-H, Conoboy Addition (Pence)
 - F. Ordinance for PD-291-H, 705 S. Coppel Road

Ms. Diamond advised the commissioners of Council's actions on November 14, 2017, and stated that the above items had been approved.

8. **Adjournment**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 6:45 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary