



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, May 18, 2023

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

PRESENT: Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Cindy Bishop; Commissioner, Sue Blankenship; Commissioner, Ed Maurer; and Commissioner, Freddie Guerra. Commissioner, Jim Walker resigned his post, as he was voted on to City Council.

Also present were Matt Steer, Development Services Administrator; Cole Baker, E.I.T., Graduate Engineer; Deputy Fire Chief, Tim Oates; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, May 18, 2023, 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 Coppel 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:

1. Call To Order

Chairman Haas called the meeting to order at 6:02 p.m.

2. Work Session (Open to the Public)**a. Discussion of agenda items****b. Farewell to outgoing Commissioner Jim Walker**

Staff briefed the commission on the cases listed on the agenda and answered questions.

Regular Session (Open to the Public)**3. Citizens Appearance**

Jim Walker, 400 Hawk Ln., Coppell, TX, gave a farewell speech.

Provide an opportunity for citizens to address the Planning and Zoning Commission on any matter. Anyone wishing to address the commission should register prior to the start of the meeting. There is a two (2) minute time limit for each citizen to speak however, additional time may be granted by the commissioners.

The Planning and Zoning Commission is not permitted to take action on any subject raised by a speaker during Citizens' Appearance.

4. Consider approval of the March 16, 2023, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the minutes of the March 16, 2023, Planning and Zoning meeting. The motion passed unanimously, 6-0.

5. PUBLIC HEARING:

Consider approval of PD-272R2R3-LI, Battery Energy Storage System at Prologis Park One Twenty One, Lot 4R, Block A, a zoning change request from PD-272R2R-LI (Planned Development 272 Revision 2 Revised- Light Industrial) to PD-272R2R3-LI (Planned Development 272 Revision 2 Revised 3- Light Industrial) to attach a Detail Site Plan allowing for the addition of a 9.9 MW Battery Energy Storage System (BESS) (contained within a 3,243 square foot equipment area) within the existing 25.72 acre site that has an existing 300,360 square foot office/warehouse building with an approved future expansion of 200,240 square feet, located on the east side of North Freeport Parkway approximately 800 feet south of SH 121 and on the west side of North Coppell Road, at the request of Prologis, being represented by Estebaan Ice, RavenVolt Inc.

STAFF REP.: Matt Steer

Matt Steer presented the case with exhibits and stated that staff is recommending approval of PD-272R2R3 LI, Battery Energy Storage System at Prologis Park One Twenty One, subject to the following conditions:

- 1. The screening wall be allowed a 5' encroachment into the required 10' perimeter landscaping setback on the north side of the property.**
- 2. Include impervious area total in the Site Data Table.**
- 3. Include the column detail on the wall details.**

4. Correct proposed zoning information (PD-272R2R3-LI) on all plans and add BESS to proposed uses on the Architectural Site Plan.
5. Prior to release of a building permit the following should be provided:
 - a. Provide Rack Level UL9540A test standards result to Fire Department. (NFPA 855, Section 9.1.5.1 and 9.1.5.2.1)
 - b. Provide Hazard Mitigation Analysis to Fire Department for review and approval. (NFPA 855, Section 9.5.2.1)
 - c. Provide testing, modeling, and/or a combination of both to demonstrate that a fire involving one BESS unit will not propagate to an adjacent unit. (NFPA 855, Section 9.1.5.1.2)
 - d. Have a registered design professional with expertise in fire engineering approve and interpret the test results and prepare the Hazard Mitigation Analysis. (NFPA 855, Section 9.1.5.2.2)

Deputy Fire Chief, Tim Oats, was present to answer questions of the commission regarding fire safety.

Estebaan Ice, RavenVolt, 702 Poage Dr., Woodway, TX 76712, was present to answer questions of the commission.

Jason Barnett, 13673 Saddlewood Dr., Haslet, TX 76052, FlexGen Power Systems, was present to answer questions of the commission regarding the battery management system.

Andy Bloom, Fire Protection Engineer, 2050 Old Forge Way, Marietta, GA, was present to answer questions regarding fire safety and training.

Chairman Haas opened the Public Hearing.

Rich Gormley, 411 Buttonwood, Coppell, TX 75019, stated questions he had of the applicant.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Guerra, seconded by Commissioner Maurer, to approve the agenda item with staff conditions and the added condition: 6. Add a bollard to the southwest corner and the southeast corner of the equipment area screening wall. The motion passed with the following vote, 5-1, with Commissioner Bishop voting in opposition.

6.

PUBLIC HEARING:

Consider approval of PD-308-C, Kroger Fuel Station, a zoning change request from S-1098R2-C (Special Use Permit-1098 Revision 2-Commercial) to PD-308-C (Planned Development-308-Commercial), to allow a new fuel service station with 5 fuel pumps located at 950 E. Sandy Lake Road, at the request of Coppell Wood Kroger, LLC., being represented by Clay Cristy of Claymoore Engineering.
STAFF REP.: Matt Steer

Matt Steer presented the case with exhibits and stated that staff is recommending approval of Planned Development - 308 - Commercial, Kroger Fuel Service Station, subject to the following conditions:

1. No outside storage of materials or goods will be permitted under the fuel station canopy.

2. An additional 40 square-foot monument sign shall be allowed as shown on the Site Plan and Signage Plans for fuel prices only.
3. A parking deficiency of 11 parking spaces shall be allowed as noted on the Site Plan.
4. The Eastern Red Cedars and Burford Hollies be planted as soon as possible and before City Council Meeting on June 13, 2023.

Clay Christy, Claymoore Engineering, 1903 Central Dr., Ste. 406, Bedford, TX 76021, was present to answer questions of the commission.

Richard Binkley, Project Manager, The Kroger Company, 752 Freeport Parkway, Coppell, Tx, Kroger, was present to answer questions regarding the fuel tanks and fuel pumps.

Chairman Haas opened the Public Hearing and asked for those who signed up to speak:

John Murphy, 931 Laguna Dr., Coppell, Tx, stated he was in opposition of the request.

Dan McNab, 912 Basilwood Dr., Coppell, Tx, stated he was in favor of the request.

Rebecca Watson, 203 Meadow Run, Coppell, Tx, stated she was in opposition of the request.

Danny Watson, 203 Meadow Run, Coppell, Tx, stated he was in opposition of the request.

Bobby Finken, 1032 Basilwood, Coppell, Tx, representing Lakes of Coppell HOA, stated that they were in favor of the request.

James Kaplan, 900 Basilwood Dr., Coppell, Tx, stated he was in opposition of the request.

Kristina Isaacs 965 Pintail Ct., Coppell, Tx, stated she was in opposition of the request.

Chairman Haas closed the Public Hearing.

Deputy Fire Chief, Tim Oates, was present to answer questions of the commission regarding the International Fire Code requirements and stated that this request is in compliance with all codes.

Jackie Wolpert, 7001 Preston Rd., Dallas, Tx, was present to answer questions of the commission regarding the hours of operations.

A motion was made by Vice Chair Portman, to approve the agenda item with staff conditions, adding an additional condition stating that Kroger will have discretion to limit the fuel station hours of operation to it's store hours. The motion did not receive a second, therefore the motion died on the table.

A motion was made by Chairman Haas, seconded by Vice Chair Portman, to approve the agenda item with staff conditions, adding an additional condition

stating that Kroger will limit the fuel station hours of operation to 6am-12am, and the applicant shall evaluate the proposed trees and photometric plan with staff for compliance prior to City Council. The motion passed with the following vote, 5-1, with Commissioner Bishop voting in opposition.

7. Update on City Council items

Development Services Administrator, Matt Steer, stated that the Main Street Old Town PD and the Short-Term Rental Amendments were both approved at City Council.

8. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 9:20 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary