



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, October 19, 2023

6:00 PM

255 E. Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Kent Hafemann

Ed Maurer

PRESENT: Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Sue Blankenship; Commissioner, Ed Maurer; and Commissioner Kent Hafemann

ABSENT: Commissioner, Freddie Guerra; and Commissioner, Cindy Bishop

Also present were Matt Steer, Development Services Administrator; Mary Paron-Boswell, Senior Planner; Cole Baker, E.I.T., Graduate Engineer; Dezirae Veuleman, Code Compliance Officer; Rachel Rosentern, Code Compliance Officer; Bob Hager, City Attorney; Shelby Fletcher, Senior Administrative Assistant; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, October 19, 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, Coppel, 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:

Regular Session (Open to the Public)

1. Call to Order

Chairman Haas called the meeting to order at 6:01 p.m.

2. Work Session (Open to the Public)**a. Discussion of agenda items**

Chairman Haas adjourned Work Session and convened into the Executive Session at 6:35 p.m.

Regular Session (Open to the Public)

Chairman Haas called the Regular Session to order at 7:10 p.m.

3. Citizens Appearance

Chairman Haas advised that no one signed up to speak at Citizens Appearance.

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 September 21, 2023, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Blankenship, to approve the minutes of the September 21, 2023, Planning and Zoning meeting. The motion was approved unanimously, (5-0).

5. PUBLIC HEARING:

Consider approval of the Spencer Estates Lots 1-2, Block A, a residential replat to divide an existing single-family lot into two single-family lots on 4.17 acres located at 724 Deforest Road at the request of Anthony Spencer, being represented by Michael Doggett, Kimley-Horn and Associates, Inc.

Staff Rep.: Matt Steer

Development Services Administrator, Matt Steer, presented the case with exhibits stating that staff is recommending approval of Spencer Estate, Lots 1R & 2, Block A, Replat, subject to the following condition:

1. Additional comments may be generated upon detailed engineering review.

Michael Doggett, 260 East Davis St., Suite 100, McKinney, TX 75069, Kimberly-Horn and Associates, was present to answer questions of the commissions.

Anthony Spencer, property owner, 724 Deforest Rd., Coppell, TX 75019, was

present to answer questions of the commission.

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

A motion was made by Vice Chair Portman, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 5-0.

6.

PUBLIC HEARING:

Consider approval of S-1267-SF-12, 776 Crestview Lane (STR), a zoning change request from SF-12 (Single-Family-12) to S-1267-SF-12 (Special Use Permit-1267 - Single-Family-12) to consider allowing a short-term rental on property located at 776 Crestview Lane (Northlake Woodlands East 12, Lot 6R, Block F), at the request of Salma Shaikh and Shahid Aziz, the property owners. Staff Rep.: Mary Paron-Boswell

Senior Planner, Mary Paron-Boswell, presented the case with exhibits stating that staff is recommending denial of the request. Should the commission choose to recommend approval of this request, staff would recommend the following conditions:

1. PD Conditions:

- a. To obtain a STR permit prior to their current one expiring.
- b. Notify staff of any change of property ownership.
- c. Limit the rental to two rooms for less than 30 days.

Shahid Aziz, property owner, 776 Crestview Court, Coppell, TX 75019, was present to answer questions of the commission.

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

Barbara Davidson, 790 Pelican Lane, Coppell, TX 75019, stated she was in opposition.

Greg Frnka, 549 E. Sandy Lake Rd., Coppell, TX 75019, stated he was in opposition.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chair Portman, seconded by Commissioner Hafemann, to deny the agenda item. The motion passed unanimously, 5-0.

7.

PUBLIC HEARING:

Consider approval of a zoning change request from PD-213R6-H (Planned Development-213 Revision 6 - Historic) to PD-213R7-H (Planned Development-213 Revision 7 - Historic)) to revise the Detail Site Plan for the five, two-story live/work buildings by enclosing the outdoor alcove area (70-sf); allowing up to 800-sf of retail use for each building; and allowing the west porches for buildings A, C, and E to have a covered gabled roof, 0.71 acres for property located at the northeast corner of S. Coppell Road and Heath Lane.

Senior Planner, Mary Paron-Boswell, presented the case with exhibits and stated that staff is recommending approval of the request subject to the following PD conditions:

1. There may be additional comments during the building permit and detailed engineering review.
2. Submit draft HOA documents for City Attorney review prior to new building permits.

Chris Collins, 217 Glenwood Dr., Coppell, TX 75019, was present to answer questions of the commission and stated that he was in agreement with staff conditions.

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

A motion was made by Commissioner Portman, seconded by Commissioner Maurer, to approve the agenda item with staff conditions. The motion passed unanimously, 5-0.

8.

PUBLIC HEARING:

Consider approval of PD-312-HC, Lovett Coppell Business Park, a zoning change request from HC (Highway Commercial) to PD-312-HC (Planned Development-312-Highway Commercial) to allow the Conceptual Plan for a 14,100-sf, 2-story office building and a 18,200-sf, 2-story office/retail building and a Detail Plan for a retention pond and a 257,600 square foot office/warehouse on approximately 17.7 acres of property located at the northeast corner of SH 121 and Business 121 and an amendment to the 2030 Comprehensive Master Plan from Freeway Commercial to Industrial on the 13.2 acre office/warehouse portion, at the request of Lovett Industrial, LLC, being represented by Dan Gallagher, Kimley-Horn and Associates, Inc.

Staff Rep.: Matt Steer

Development Services Administrator, Matt Steer, presented the case with exhibits stating that staff is recommending approval of the agenda item subject to the following conditions:

1. Additional comments may be generated upon detailed engineering review.
2. On the Landscape Plan for Lot 1, rectify discrepancies between trees shown on the within the chart totals to what is listed as required/provided and what is listed in the plant schedule.
3. Include the wing wall height as 16 feet or greater on the Site Plan and depict on the Elevations for Lot 1.
4. The Proposed PD Conditions Exhibit be modified to include the following conditions:
 - a. Greater than 50% of the required parking shall be allowed in the front yard for the two commercial properties, as shown.
 - b. The proposed materials and colors will remain consistent throughout the PD, as noted on the Conceptual Elevations.
 - c. The multi-tenant monument sign shall be allowed to display tenant names throughout the conceptual development, regardless of which lot they are located.
 - d. The perimeter trees for Lot 1 shall be allowed to be as shown on the Detail

Landscape Plan for Lot 1 due to the retaining wall on the north and east perimeters.

5. Ensure the chart on the Concept and Detail Site Plans correctly reflect the Proposed PD Conditions Exhibit, as modified.

6. Eliminate cell antennas from roof mounted equipment from the distribution center definition.

Colby Everett, Lovett Industrial, LLC., 127 Howell St., Dallas, TX 75207, presented the case and answered questions of the commission.

Dan Gallagher, P.E., Kimley-Horn & Associates, Inc., 2600 N. Central Expressway, Ste 400, Richardson, TX 75080, was present to answer questions of the commission regarding parking spaces and mitigation.

Jake Halter, P.E., Traffic Engineer, Kimley-Horn & Associates, Inc., 2600 N. Central Expressway, Ste 400, Richardson, TX 75080, was present to answer questions of the commission regarding traffic and parking.

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

A motion was made by Commissioner Maurer, seconded by Commissioner Hafemann, to approve the agenda with staff conditions as presented, including condition #6 stating to eliminate cell antennas from roof mounted equipment from the distribution center definition. The motion passed unanimously, 5-0.

9.

PUBLIC HEARING:

Consider approval of a zoning change request from C to PD-313-MF-2 (Planned Development 313-Multifamily-2) to allow a 120 unit, four (4) story, age restricted 55+ senior living apartment complex on approximately 4.4 acres located on the east side of S Belt Line Road and west side of Sanders Loop, approximately 660 feet south of E Belt Line Road and an amendment to the 2030 Comprehensive Master Plan from Mixed Use Community Center to Urban Residential Neighborhood.

Senior Planner, Mary Paron-Boswell, presented the case with exhibits and stated that staff is recommending that if this request is approved the following PD Conditions be added:

1. There may be additional comments during the building permit and detailed engineering review.
2. The installation of a southbound left turn deceleration lane on Belt Line Road at the existing median opening serving this site.
3. Building elevations be approved as presented, however building must provide for noise attenuation.
4. No greater than 55 decibels inside the building.
5. Site lighting shall meet City of Coppell requirements.
6. To allow for one parking space per unit plus 1 per 5 guest parking.
7. To allow for parking as shown on the plans.
8. To allow for four stories and a density of 28 units/acre.
9. To allow for a 5-ft balcony projection into the front yard along Sanders Loop.
10. To provide additional 500-sf of lounge areas on each upper floor.
11. Amend the Future Land Use Plan to Urban Residential Neighborhood.
12. Clarify the hours for concierge service.

13. To add a decorative fence with stone/brick columns every 40-ft.

Maxwell Fisher, ZoneDev, 2502 Grandview Dr., Richardson, TX 75080, was present to answer questions of the commission.

Rose Saenz, Senior Living Operating Expert, RevealSol, LLC., was present to answer questions of the commission regarding active senior living and independent senior living.

Vijay Borra, owner, 826 Mango Court, Coppell, TX 75019, was present to answer questions of the commission.

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

1) Chris Collins, 217 Glenwood Drive, Coppell, TX 75019, stated he was in favor of the agenda request.

2) Shirish K Ala, 615 Prestwick Court, Coppell, TX 75019, stated he was in favor of the agenda request.

Chairman Haas closed the Public Hearing.

A motion was made by Chairman Haas, seconded by Commissioner Hafemann, to deny the agenda item. The motion failed with a vote of 2-3.

A motion was made by Commissioner Maurer, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions as presented. The motion passed with the following vote (3-2):

Aye: Commissioner Blankenship, Vice Chair Portman, Commissioner Maurer

Nay: Chairman Haas, Commissioner Hafemann

10. Update on City Council items

Chairman Haas, stated the commission was updated on City Council items during Work Session.

11. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 9:30 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary

