



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, October 20, 2022

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

PRESENT: Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Cindy Bishop; Commissioner, Sue Blankenship; Commissioner, Freddie Guerra; and Commissioner, Jim Walker

PRESENT VIRTUALLY VIA ZOOM: Commissioner, Ed Maurer;

Also present were Mary Paron-Boswell, Senior Planner; Cole Baker, E.I.T., Graduate Engineer; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, October 20, 2022, 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.

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 6:00 p.m.

2. Work Session (Open to the Public)**3. Discussion of agenda items.**

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

Regular Session (Open to the Public)**4. Citizens' Appearance**

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

5. Consider approval of the August 18, 2022, Planning and Zoning meeting minutes.

A motion was made by Commissioner Portman, seconded by Commissioner Guerra, to approve the minutes of the August 18, 2022, Planning and Zoning meeting. The motion passed unanimously, 6-0 with Commissioner Maurer abstaining.

6. Consider approval of Seefried Development Site Plan, Lot 1R, Block A, a site plan for two office/warehouse buildings and associated easements and fire lane configuration on 16.071 acres of property, located at the northeast corner of S. Royal Lane and Gateway Blvd., being developed by Seefried Industrial Properties, being represented by BGE, Inc., on behalf of PNF Dallas, LLC.

STAFF REP.: Mary Paron-Boswell

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

1. There may be additional comments at the time of Detail Engineering Review and Building Permit.
2. Signage shall comply with the sign ordinance and be generally consistent in terms of style, placement and size.
3. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.
4. A tree removal permit shall be required.

Jonathan Stikes, Seefried Industrial Properties, Developer, 7001 Orchard Court, Colleyville, TX 76034, was present to answer questions of the Commission regarding traffic operations and stated he was in agreement with staff conditions.

Nick Hobbs, BGE, Inc., Engineer, 4309 Aster Rd., Prosper, TX 75078, was present to answer questions of the Commission regarding traffic operation and stated he was in agreement with staff conditions.

A motion was made by Chairman Haas, seconded by Vice Chairman Portman,

to approve the agenda item with staff conditions including an additional condition that will read, "Concurrence of City Engineering staff for truck traffic operations, signage and traffic movement." The motion passed unanimously, 7-0.

7.

PUBLIC HEARING:

Consider approval of Seefried Addition, Lot 1, Block A, Replat, a replat to modify a lot for the creation of two office warehouse buildings and associated easements and fire lane reconfiguration on 16.071 acres of property located at the northeast corner of S. Royal Lane and Gateway Blvd. at the request of PNF Dallas, LLC, being represented by BGE, Inc..
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending approval of Seefried Addition, Lot 1, Block A, Replat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

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 Commissioner Guerra, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 7-0.

8. **Update on City Council items.**

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

9. **Adjournment**

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 6:59p.m.

Edmund Haas, Chair

Kami McGee, Secretary

