

MINUTES OF MARCH 19, 2015

The Planning and Zoning Commission of the City of Coppel met in Pre-session at 6:00 p.m. and in Regular session at 6:30 p.m. on March 19, 2015, in the Coppel Fire Station #3 Training Room, 133 Parkway Blvd., Coppel, Texas. The following Commissioners were present:

COMMISSIONERS:

Edmund Haas – Chairman
Glenn Portman – Vice Chairman
Doug Robinson
Ed Darling
Sue Blankenship
Vijay Sarma

Commissioner George Williford was absent.

Also present were the Director of Planning, Gary Sieb; Assistant Director of Planning, Marcie Diamond; Senior Planner, Matt Steer; Assistant Director of Engineering, Michael Garza; Deputy Fire Chief, Tim Oates and Secretary, Juanita Miles.

The purpose of the meeting is to consider the following items:

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PRE-SESSION: **(Open to the Public)**

1. Briefing on the Agenda.

The Planning Commission was briefed on each posted agenda item in the Workshop Session. No vote was taken on any item discussed.

REGULAR SESSION: **(Open to the Public)**

2. Call to Order.

Chairman Haas called the meeting to order.

3. Consider approval of the minutes for *February 19, 2015*.

Vice Chairman Portman made a motion to approve the minutes for *February 19, 2015*, as written. Commissioner Darling seconded; motion carried (6-0), with Commissioners Sarma, Robinson, Haas, Portman, Darling and Blankenship voting in favor. None opposed.

4. Consider approval of the Cozby Library & Community Commons, SPA, a site plan amendment for exterior renovations, building and parking lot expansions to the existing library facility on approximately two (2) acres of property located at 177 N. Hartz Road at the request of Vicki Chiavetta, being represented by Tony Blass, Hidell and Associates Architects.

STAFF REP.: Gary Sieb

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Presentation:

Gary Sieb, Director of Planning, introduced this case to the Commission with exhibits, color board and elevations. He stated that staff is recommending approval with two conditions which he read into the record.

Tony Blaas, Hidell and Associates Architects, 3033 Kellway Drive, Ste. 120, Carrollton, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Action:

Vice Chair Portman made a motion to recommend approval of the **Cozby Library & Community Commons, SPA**, subject to the following conditions:

1. There will be additional comments during detailed engineering plan review.
2. A tree removal permit will be required prior to start of construction.

Commissioner Robinson seconded; motion carried **(6-0)**, with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

5. PUBLIC HEARING:

Consider approval of Case No. **PD-263R2-SF-9, The Preserve at Oak Grove**, a zoning change request from PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9) to PD-263R2-SF-9 (Planned Development-263 Revision 2-Single Family-9), to attach a revised tree preservation/mitigation plan on 3.56 acres of property zoned for nine (9) single-family lots to be located at the extension of Oak Grove Lane, at the request of Pat Atkins, TCCI Land Development, Inc.

STAFF REP.: Gary Sieb

Presentation:

Gary Sieb, Director of Planning, introduced this case to the Commission with exhibits. He mentioned 18 notices were mailed to property owners within 200 feet of this request. One was returned in favor and one was returned in opposition. He stated that staff is recommending approval with no outstanding conditions.

Lynn Kadleck, P.E., Kadleck & Associates, 2000 N. Central Expwy., Ste. 113, Plano, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Thomas Alford, Alford Media, 296 Freeport Pkwy., Coppell, Texas, addressed questions from the Commission concerning the trees involved for the tree preservation plan for the subject property.

Ram Sunkavalli (Owner), Nine Oaks Realty, LLC, 2309 Sunflower Lane, Flower Mound, Texas, addressed Commission's concerns about the tree preservation agreement and HOA maintenance of common lot areas and the off-site tree preservation easement.

Public Hearing:

Chairman Haas opened the Public Hearing, asking for people who wanted to speak either in favor or opposition or wanted to comment on this request to come forward. The following person spoke:

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Ahsan Karim, 540 Oak Grove Lane, Coppell, Texas, spoke in favor.

Chairman Haas closed the public hearing.

Action:

After much discussion, Vice Chairman, Portman made a motion to hold Case No. **PD-263R2-SF-9, The Preserve at Oak Grove**, a zoning change request from PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9) to PD-263R2-SF-9 (Planned Development-263 Revision 2-Single Family-9), under advisement until the April 16, 2015, Planning Commission meeting, to give the applicant time to revise the restrictive covenants of the HOA for the subdivision to include maintenance provisions for the off-site tree preservation easement.

Chairman Haas seconded; motion carried **(6-0)**, with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

6. **Consider approval of a six-month extension to Case No. S-1258-LI, Fairfield Inn & Suites, to allow a 95-room, four-story hotel to be located at the northeast corner of S.H. 121 and Northpoint Drive, at the request of Dilip Pranav, Acer Lodging, LLC.**
STAFF REP.: Marcie Diamond

Presentation:

Marcie Diamond, Assistant Director of Planning, introduced this case to the Commission with exhibits. She stated that staff is recommending approval.

Dilip Pranav, Acer Lodging, LLC, 8530 Esters Blvd., Irving, Texas, was present to represent this case and to address questions.

Action:

Vice Chair Portman made a motion to recommend approval of a six-month extension to the requirement to secure a building permit for Case No. **S-1258-LI, Fairfield Inn & Suites**.

Commissioner Blankenship seconded; motion carried **(6-0)**, with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

7. **PUBLIC HEARING:**

Consider approval of Case No. S-1093R3-C, Taco Bell, a zoning change request from S-1093R2-C (Special Use Permit-1093 Revision 2-Commercial) to S-1093R3-C (Special Use Permit-1093 Revision 3-Commercial), to allow revised building elevations and attached signage for the existing restaurant with a drive-thru facility located at 115 N. Denton Tap Road, at the request of Taco Bell of America, being represented by Tammy Korte, ArcVision, Inc.

STAFF REP.: Marcie Diamond

Presentation:

Marcie Diamond, Assistant Director of Planning introduced this case to the Commission with exhibits and a color board. She mentioned eight notices were mailed to property owners within 200

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feet of this request. None were returned in favor and none were returned in opposition. She stated that staff is recommending approval subject to conditions which she read into the record.

Brandon Baquet, ARC Vision Inc., 1950 Craig Road, Ste. 300, St. Louis, Missouri, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Public Hearing:

Chairman Haas opened the Public Hearing, asking for people who wanted to speak either in favor or opposition or wanted to comment on this request to come forward. No one spoke.

Chairman Haas closed the public hearing.

Action:

Vice Chairman Portman made a motion to recommend approval of Case No. **S-1093R3-C, Taco Bell**, a zoning change request from S-1093R2-C (Special Use Permit-1093 Revision 2-Commercial) to S-1093R3-C (Special Use Permit-1093 Revision 3-Commercial), subject to the following conditions:

1. Adding the building dimensions to the site plan.
2. Revising the labels on the Elevations to be north/south/east and west instead of front/ side and rear.
3. Update the masonry calculations.
4. Consider replacing existing monument sign with 40 square foot sign which complies with current Sign Ordinance regulations

Commissioner Robinson seconded; motion carried **(6-0)**, with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

8. Consider approval of **DCT Fellowship West, Site Plan**, site plan approval for the development of an approximate 107,146-square-foot office/warehouse building on 7.12 acres of property located at the northwest corner of Bethel Road and Creekview Drive at the request of Fellowship Church, being represented by Clayton Strolle, Pacheco Koch, LLC.
STAFF REP.: Marcie Diamond

Presentation:

Marcie Diamond, Assistant Director of Planning, introduced this case to the Commission with exhibits and a color board. She stated that staff is recommending site plan approval subject to conditions which she read into the record.

Clayton Strolle, P.E., Pacheco Koch, LLC, 8350 N. Central Expwy., Ste. 1000, Dallas, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Action:

Vice Chair Portman made a motion for site plan approval of **DCT Fellowship West, Site Plan**, with the following conditions:

1. Additional comments will be generated at the time of Engineering review.
2. Tree removal permit is required prior to removal of any trees.

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3. Provision of a private easement document which states that the lift station and force main will be the Owner's responsibility.
4. Provide a copy of the 30' Permanent Gas Easement and verify it will not impact the development of the site.
5. Correct the number of future trailer parking spaces in the legend to 32, as indicated on the site plan.
6. Rectify the differences in the color elevations in relation to accent and window colors.
7. Correct the project name on the Elevation Sheets and Landscape Plan to "DCT Fellowship West".

Commissioner Robinson seconded; motion carried (6-0), with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

9. **Consider approval of the DCT Fellowship West Addition, Lot 1, Block 1, Minor Plat, to establish a building site and necessary easements for the development of an approximate 107,146-square-foot office/warehouse building on 7.12 acres of property located at the northwest corner of Bethel Road and Creekview Drive, at the request of Fellowship Church, being represented by Clayton Strolle, Pacheco Koch, LLC.**
STAFF REP.: Marcie Diamond

Presentation:

Marcie Diamond, Assistant Director of Planning, introduced this companion case to the Commission with exhibits. She stated that staff is recommending approval subject to conditions which she read into the record.

Clayton Strolle, P.E., Pacheco Koch, LLC, 8350 N. Central Expwy., Ste. 1000, Dallas, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Action:

Vice Chair Portman made a motion to approve the **DCT Fellowship West Addition, Lot 1, Block 1, Minor Plat**, with the following conditions:

1. Additional comments will be generated at the time of detailed engineering review.
2. Revise "Variable Width Utility Easement" to include specific dimensions.
3. Add a note that the "Right-of-Way Agreement 30'" is for a gas transmission line and paving and landscaping are permitted within that easement, and provide a copy of that easement.
4. Remove the City Secretary's and Mayor's signature blocks and add the Planning and Zoning Commission's Secretary's signature block.

Commissioner Robinson seconded; motion carried (6-0), with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

10. **PUBLIC HEARING:**

Consider approval of Case No. PD-250R20-H, Old Town Addition (Main St), PH III, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond

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Street, one common area lot (access and utility easement) and to revise the development conditions on three retail lots fronting W. Main Street on approximately 2.1 acres of property located at the northeast corner of Hammond Street and Travis Street, at the request of Greg Yancey, Main Street Coppel, Ltd.

STAFF REP.: Matt Steer

Presentation:

Matt Steer, Senior Planner, introduced this case to the Commission with exhibits. He mentioned eight notices were mailed to property owners within 200 feet of this request. None were returned in favor and none were returned in opposition. He stated that staff is recommending denial with reasons which he read into the record.

Greg Yancey, Main Street Coppel, Ltd., 4656 N. O'Connor Road, Irving, Texas, presented a presentation, was present to represent this case, to address questions was not in agreement with staff's recommendation to deny.

******BREAK, 8:52 p.m.to 8:58 p.m.**

Tim Oates, Deputy Fire Chief/City of Coppel, 265 E. Parkway Blvd., Coppel, Texas, addressed Commission's concerns about the fire sprinkler system and the fire lanes.

Public Hearing:

Chairman Haas opened the Public Hearing, asking for people who wanted to speak either in favor or opposition or wanted to comment on this request to come forward. The following person spoke:

Charles Cotten, Main Street Coppel, LTD., 4956 N. O'Connor Road, Irving, Texas, spoke in favor.

Chairman Haas closed the public hearing.

Action:

After much discussion, Chairman Haas made a motion to recommend denial of Case No. **PD-250R20-H, Old Town Addition (Main St), PH III**, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), per staff's recommendation.

Commissioner Sarma seconded; motion fails **(3-3)**, with Commissioners, Sarma, Haas, Robinson voting in favor. Commissioners Portman, Darling and Blankenship opposed.

After more discussion and another failed vote, Chairman Haas made a motion to hold this case under advisement until the April 16, 2015, Commission meeting when all seven of the Commissioners are present to vote. Commissioner Robinson seconded; motion carried **(6-0)**, with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed

11. PUBLIC HEARING:

Consider approval of the Old Town Addition, Lots 1-11 & 1X, Block H, Replat, being a replat of Lots 5R-9R, Block D, into 11 residential lots, a common area lot and to adjust the lot size

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**of Lot 5R on approximately 1.7 acres of property located at the northeast corner of Hammond Street and Travis Street, at the request of Greg Yancey, Main Street Coppel, Ltd.
STAFF REP.: Matt Steer**

Presentation:

Matt Steer, Senior Planner asked the Planning Commission to deny the replat and the applicant will resubmit with the PD at the April 16, 2015, meeting.

Action:

Vice Chairman Portman made a motion to deny the **Old Town Addition, Lots 1-11 & 1X, Block H, Replat**, and resubmit with the PD at the April 16, 2015, Commission meeting.

Chairman Haas seconded; motion carried **(6-0)**, with Commissioners, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

12. Director's Comments.

There were no additional comments.

ADJOURNMENT

With nothing further to discuss, the meeting adjourned at approximately 9:46 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary