

MINUTES OF APRIL 16, 2015

The Planning and Zoning Commission of the City of Coppell met in Pre-session at 6:00 p.m. and in Regular session at 6:30 p.m. on April 16, 2015, in the Coppell Town Center, Council Chambers at 255 Parkway Blvd., Coppell, Texas. The following Commissioners were present:

COMMISSIONERS:

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

Also present were the Assistant Director of Planning, Marcie Diamond; Senior Planner, Matt Steer; Assistant Director of Engineering, Michael Garza and Secretary, Juanita Miles.

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

ITEM # ITEM DESCRIPTION

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 *March 19, 2015*.

Chairman Haas mentioned that a paragraph in Item 10 be revised to say:

“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.”

Commissioner Robinson then made a motion to approve the minutes for *March 19, 2015*, with the above-stated revisions. Vice Chairman Portman seconded; motion carried **(7-0)**, with

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
---------------	-------------------------

Commissioners Williford, Sarma, Robinson, Haas, Portman, Darling and Blankenship voting in favor. None opposed.

4. **CONTINUED 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 Lynn Kadleck, Kadleck & Associates.

STAFF REP.: Gary Sieb

Presentation:

Marcie Diamond, Assistant Director of Planning re-introduced this case held over from the March 19th meeting to the Commission with exhibits mentioning that the applicant has addressed Commission's concerns about the maintenance of the tree preservation area by providing a draft HOA document in the P&Z packets. She stated that staff is again recommending approval with no outstanding conditions.

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

Ram Sunkavalli, Nine Oaks Realty, LLC, 2309 Sunflower Lane, Flower Mound, Texas, addressed Commission's concerns with cutting down less trees.

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:

After much discussion, Vice Chairman Portman made a motion to recommend 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), subject to the following condition:

1. A PD condition shall be added which states that: Four (4) four-inch caliper overstory trees shall be provided per lot, of which a minimum of one tree shall be placed in the front yard, for a total requirement of 144 caliper inches. If any of the required trees cannot reasonably be accommodated on these lots, then they shall be planted in the common area. If they cannot be planted in either location, then a fee of \$100.00 per caliper inch shall be assessed prior to the issuance of a Building Permit.

Commissioner Robinson seconded; motion carried **(6-1)**, with Commissioners, Williford, Sarma, Haas, Robinson, Portman and Blankenship voting in favor. Commissioner Darling voted in opposition.

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
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5. **CONTINUED 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 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 presented this case to the Commissioners held over from the March 19th meeting. He mentioned five notices were sent 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 denial because of conditions which he read into the record.

Greg Yancey, Main Street Coppel, Ltd., Coppel, Texas, was in attendance to present his case to the Commission, to address questions and was not in agreement with staff's recommendation to deny.

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 people spoke:

Anna Wortman, Frost Cupcakery, 717 Main Street, Coppel, Texas, spoke in favor.

Steve Cummack, Simmer Restaurant, 723 W. Main Street, Coppel, Texas, spoke in favor.

Chairman Haas closed the public hearing.

Action:

Commissioner Robinson made a motion to deny 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).

Commissioner Blankenship seconded; motion carried **(6-1)**, with Commissioners, Williford, Sarma, Haas, Robinson, Darling and Blankenship voting in favor. Vice Chairman Portman voted in opposition to deny.

6. **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 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

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
----------------------	--------------------------------

Presentation:

Matt Steer, Senior Planner asked the Commission to deny this requested replat because the companion PD zoning case was denied.

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:

Commissioner Robinson made a motion to deny the **Old Town Addition, Lots 1-11 & 1X, Block H, Replat.**

Commissioner Blankenship seconded; motion carried (7-0), with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

7. PUBLIC HEARING:

Consider approval of Case No. **PD-213R3-H, Lost Creek PH II**, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2-Historic) to PD-213R3-H (Planned Development-213 Revision 3-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow five (5) residential/retail units on 0.344 acres of property located at the south east corner of S. Coppell Road and Heath Lane at the request of Mark Haas, being represented by Jason Rose, J. Rose Architects.
STAFF REP.: Gary Sieb

Presentation:

Marcie Diamond, Assistant Director of Planning introduced this case to the Commission with exhibits. She mentioned ten notices were mailed to property owners within 200 feet of this request. None were returned in favor and one was returned in opposition. She stated that staff is recommending denial due to zoning, building code and legal issues that need to be resolved before this case may move forward.

Jason Rose, JR Rose Architects, 2120 Cosmos Way, Argyle, Texas, was present to represent this case, to address questions and was not in agreement with staff's recommendation to deny.

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:

After much discussion, Chairman Haas made a motion to reopen the public hearing for Case No. **PD-213R3-H, Lost Creek PH II.**

Vice Chairman Portman seconded; motion carried (7-0), with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
----------------------	--------------------------------

Vice Chairman Portman made a motion to table this item to the May 21st meeting, Commissioner Williford seconded; motion carried (7-0), with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed

****BREAK, 8:42 p.m. to 8:49 p.m.

8. PUBLIC HEARING:

Consider approval of Case No. **PD-258R-SF, Villas of Southwestern**, a zoning change request from PD-258-SF (Planned Development-258-Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations to allow two stucco homes, approval of a Detail Plan for Lot 2 (822 Mango Court) and approval of a Conceptual Plan for an additional stucco home within this subdivision, at the request of Ramana Juvvadi.

STAFF REP.: Gary Sieb

Presentation:

Marcie Diamond, Assistant Director of Planning introduced this case to the Commission with exhibits and elevations. She mentioned seven notices were mailed to property owners within 200 feet of this request. None were returned in favor and none were returned in opposition. She stated that staff is recommending approval of the requested stucco residence on Lot 2, denial of a second stucco structure with one condition which she read into the record.

Ramana Juvvadi, was present to represent this case, to address questions and was not in agreement with staff's recommendation to only have one stucco house.

Vijay Borra, HAMPI Builders, 924 S Belt Line Road, Coppell, Texas, addressed the issue of a prospective purchaser of the second home requesting also to be stucco.

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:

Commissioner Williford made a motion to recommend approval of Case No. **PD-258R-SF, Villas of Southwestern**, a zoning change request from PD-258-SF (Planned Development-258-Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), for a stucco residence for Lot 2, denial of the Conceptual Plan for a future stucco home and the following condition:

1. Include a note on Sheets 2 and 3 that state "100% stucco" in bold letters.

Vice Chairman Portman seconded; motion carried (7-0), with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

9. PUBLIC HEARING:

Consider approval of Case No. **PD-280-R, Verizon**, a zoning change request from R (Retail) to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
----------------------	--------------------------------

tower, antenna and facilities to be located approximately 300 feet south of Sandy Lake Road (1005 E. Sandy Lake Road), at the request of Kathy Zibilich, Griffin Harris PLLC.
STAFF REP.: Gary Sieb

Presentation:

Matt Steer, Senior Planner introduced this case to the Commission with exhibits. He mentioned five 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 approval subject to conditions which he read into the record.

Kathy Zibilich, Griffin Harris, PLLC, 8150 N. Central Expwy., Suite 1475, Dallas, Texas, 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. **PD-280-R, Verizon**, a zoning change request from R (Retail) to PD-280-R (Planned Development-280-Retail), subject to the following revised conditions:

1. The property will need to be platted.
2. The brick veneer on the inside of the CMU wall will not be required. Provide a structural letter from a registered P.E. stating that the integrity of the wall will not be compromised with the proposed design.
3. The applicant and staff will decide on a neutral color for the pole.

Commissioner Robinson seconded; motion carried **(7-0)**, with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

10. PUBLIC HEARING:

Consider approval of Case No. S-1260-C, Urban Air, a zoning change request from C (Commercial) to S-1260-C (Special Use Permit-1260-Commercial), to allow a 28,342-square-foot indoor commercial amusement center use at 110 W. Sandy Lake Road, Suite 160, at the request of Michael Browning, Urban Air Trampoline Park, being represented by Carlos Ruiz, NOVE Studios, LLC.
STAFF REP.: Matt Steer

Presentation:

Matt Steer, Senior Planner introduced this case to the Commission with exhibits. He mentioned 13 notices were mailed to property owners within 200 feet of this request. One was returned in favor and none were returned in opposition. He stated that staff is recommending approval subject to conditions which he read into the record.

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
----------------------	--------------------------------

Carlos Ruiz, AIA, Nove Studios, 5050 Quorum Drive, Suite 700, Dallas, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Michael Browning, Jr., Urban Air Trampoline Park, PO Box 92008, Southlake, Texas, addressed questions from the Commission about the operation of the facility and the ages of people attracted to this amusement center.

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:

Commissioner Robinson made a motion to recommend approval of Case No. **S-1260-C, Urban Air**, a zoning change request from C (Commercial) to S-1260-C (Special Use Permit-1260-Commercial), subject to the following conditions:

1. Submit proof of a USPTO trademark/service mark for the proposed 100% logo signage.
2. Label all separate areas of the floor plan and indicate use proposed for each area.

Vice Chairman Portman seconded; motion carried (7-0), with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

11. **Consider approval of Andrew Brown Community Parks, Site Plan, site plan approval for park improvements, including pavilions, restrooms and concession buildings on property located at 234 E. Parkway Blvd. and 363 N. Denton Tap Road, at the request of Brad Reid, City of Coppel.**

STAFF REP.: Matt Steer

Presentation:

Matt Steer, Senior Planner introduced this case to the Commission with exhibits, elevations and a color board. He stated that staff is recommending approval subject to conditions which he read into the record.

Brad Reid, City of Coppel/Parks & Recreation, 255 Parkway Blvd. Coppel, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Stephen Bingham, GHLA, 1300 W. Randol Mill Road, Arlington, Texas, addressed questions from the Commission concerning restrooms and lighting.

Action:

Vice Chair Portman made a motion to recommend approval of the **Andrew Brown Community Parks, Site Plan**, subject to the following conditions:

1. The Planning and Parks Department be given the authority to administratively approve the relocation of the telecommunication antenna and equipment if it's location within Andrew Brown West Park is deemed appropriate.

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
----------------------	--------------------------------

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| | 2. Identify the location of the Entry Monument on the Andrew Brown East Plan. |
| | 3. Rectify the discrepancies between the plant schedule and the landscape calculations. Include additional trees to fulfill the tree requirement of the Landscape Ordinance (three accent trees count for one overstory tree). |

Commissioner Robinson seconded; motion carried (7-0), with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed.

12. Update on Council action for planning agenda items on April 14, 2014:

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| A. | An Ordinance for Case No. <u>PD-108R12-H, Coppell Life Safety Park</u> , a zoning change from PD-108R8-H (Planned Development-108 Revision 8-Historic) to PD-108R12-H (Planned Development-108 Revision 12-Historic), to allow the development of educational buildings and a Life Safety Park on 2.03 acres of property located at 820 S. Coppell Road. |
| B. | An Ordinance for Case No. <u>PD-272R-LI, Prologis Park @ Callejo</u> , a zoning change from PD-272-LI (Planned Development-272-Light Industrial) to PD-272R-LI (Planned Development-272 Revised-Light Industrial), to amend the Concept Plan by reducing the parking requirement for warehouse use from one space per 1,000 square feet to one space per 2,500 square feet and to increase the number of proposed office/warehouse buildings from five (5) to six (6) and adjustments to building sizes and heights on approximately 110.2 acres of property located north of Sandy Lake Road, south of SH 121. |
| C. | An Ordinance for Case No. <u>PD-278-R, Coppell Heights Addition</u> , a zoning change from R (Retail) to PD-278-R (Planned Development-278-Retail), to allow the subdivision of the existing property into two lots (one building per lot) and provide for shared parking, dumpsters, access and private utilities on 2.6 acres of property located south and east of the intersection of S. Belt Line Road and E. Belt Line Road. |
| D. | Approval of a six-month extension for Case No. <u>S-1258-LI, Fairfield Inn & Suites</u> , to allow a 95-room, four-story hotel located at the northeast corner of S.H. 121 and Northpoint Drive. |
| E. | <u>Cozby Library & Community Commons, SPA</u> , 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. Heartz Road. |
| F. | Case No. <u>S-1093R3-C, Taco Bell</u> , 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. |

Marcie Diamond, Assistant Planning Director advised the Commission of Council's actions and stated that Council approved all of the above-stated items.

13. Director's Comments.

Consideration of a Council Resolution of April 14, 2015, requesting the Planning & Zoning Commission to evaluate possible changes to Mixed Use Districts in the *Comprehensive Zoning Ordinance* and amendments to the *Comprehensive Land Use Plan*.

Marcie Diamond, Assistant Planning Director asked the Commission at City Council's request to call a public hearing for the May 21st Planning Commission meeting to evaluate the rescinding of the Mixed Use Districts in the *Comprehensive Zoning Ordinance* and amendments to the *Comprehensive Land Use Plan*.

<u>ITEM #</u>	<u>ITEM DESCRIPTION</u>
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Action:

Vice Chair Portman made a motion to call a public hearing per City Council's resolution, Commissioner Robinson seconded; motion carried **(7-0)**, with Commissioners, Williford, Sarma, Haas, Robinson, Portman, Darling and Blankenship voting in favor. None opposed. The public hearing will be scheduled for May 21, 2015.

ADJOURNMENT

With nothing further to discuss, the meeting adjourned at approximately 10:00 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary