



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes - Draft Planning & Zoning Commission

Thursday, October 15, 2015

6:00 PM

Coppel Town Center - Council Chambers

**COMMISSIONER EDMUND HAAS
(CHAIR)**

**COMMISSIONER GLENN PORTMAN
(VICE CHAIR)**

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER ED DARLING

COMMISSIONER VIJAY SARMA

COMMISSIONER DOUG ROBINSON

COMMISSIONER GEORGE WILLIFORD

PRESENT: 7

Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

Also present were the Director of Planning, Gary Sieb; Assistant Director of Planning, Marcie Diamond and Secretary, Juanita Miles.

The Planning & 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 Thursday, October 15, 2015, in the Coppel Town Center, Council Chambers at 255 Parkway Boulevard, Coppel, Texas.

Pre-Session

(Open to the Public)

1st Floor Conference Room

1. Briefing on the Agenda.

The Planning Commission was briefed on each posted agenda item in the Pre-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 September 17, 2015.

A motion was made by Vice Chairman Portman for approval of the minutes for September 17, 2015 as written, seconded by Commissioner Robinson; motion

carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

4.

CONTINUED PUBLIC HEARING:

Consider approval of Case No. PD-213R4-H, Lost Creek PH II, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2-Historic) to PD-213R4-H (Planned Development-213 Revision 4-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) 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

Gary Sieb, Planning Director introduced this continued public hearing for this case with exhibits and elevations. He mentioned 21 notices were mailed to property owners within 200 feet of this request. Five were returned in opposition and none returned in favor. There were 90 courtesy notices mailed to property owners within 800 feet of this request. There was one notice received in opposition. Any other comments received within this expanded area were for the record only. He stated that staff is recommending approval subject to conditions which he read into the record.

Jason Rose, JR Rose Architects, 2120 Cosmos Way, Argyle, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations.

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.

Chairman Haas re-opened the Public Hearing for the following people to speak:

Kay Yates, 519 McNear Drive, Coppell, Texas, spoke in opposition.

Robert Larsen, 530 Mobley Way Court, Coppell, Texas, spoke in opposition.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chairman Portman to recommend approval subject to the following revised conditions:

1. On Sheet A0, revise the Parking Table to read: "Three units with two in each garage = six parking spaces" and simply state "17 parking spaces being provided" under Parking Table Summary.
2. On Sheet A0 Site Plan and Sheet A1 Floor Plan, correct all dimensions to be consistent.
3. On Sheet A0, add to Site Plan Table regarding minimum front setback: "15 feet (see note #8)".

4. On Sheet L1, add required and provided square footage of Perimeter landscaping.
5. On Sheet A0 clearly show ten-foot and 24-foot dimensions on southeast portion of the lot.
6. Address the appropriate conditions from other departments upon detailed plan review.
7. The applicant shall submit a Condominium Declaration (or similar document) to the Planning Department to be reviewed by the City Attorney to assure that the landscaping and parking areas be maintained with the units being live/work use only as stated in this PD.
8. The developer shall provide "no parking" signs along the south side of Heath Lane adjacent to this lot.

Seconded by Commissioner Blankenship; motion carried (6-1). Commissioner Williford voted in opposition.

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, and Commissioner Vijay Sarma

Nay: 1 - Commissioner George Williford

5.

PUBLIC HEARING:

Consider approval of Case No. PD-221R3R-HC, Point West - Sun Holdings, a zoning change request from PD-221R3-HC (Planned Development-221 Revision 3-Highway Commercial) to PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial), to amend the Concept Plan on 17.4 acres to allow revised lotting patterns, circulation, signage and attach a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on approximately 3.5 acres of property located at the northwest corner I-635 and Belt Line Road, at the request of Armando Palacios, Sun Holdings, being represented by Greg Guerin, Architect, East Star Design.

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Planning Director introduced this case with exhibits, elevations, color renderings and a color board. She mentioned five notices were mailed to property owners within 200 feet of this request. None returned in favor or in opposition. There were two courtesy notices were mailed to property owners within 800 feet of this request and any comments received within this expanded area were for the record only. She stated that staff cannot support the revised Concept Plan or the Detail Site Plan due to the significant amount of un-resolved issues and recommended that this case be held under advisement or denied until the items are adequately addressed. She read the specific items into the record.

Greg Guerin, East Star Designs, Forney, Texas, was present to represent this case, to address questions and staff's recommendation to hold this case under advisement until a later date.

Armando Palacios & Lauren Glsby, Sun Holdings, Inc., 3318 Forest Lane, Dallas, Texas, addressed Commission's questions on the un-resolved issues stated by staff.

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.

After much discussion, a motion was made by Chairman Haas to hold this case under advisement to a future date, so that the applicant can work with Staff so that the items listed below are adequately addressed. This case will be readvertised when resubmitted,

CONCEPT PLAN

1. Address the existing PD Condition which requires “architectural compatibility and compliance with the HC District” and the 2030 Comprehensive Plan, which states that development within the Freeway Special District, “should have a coherent architectural theme in terms of mass, height, rooflines, and materials”.
2. Consider providing pedestrian connections and focal points (fountains, public art, and plazas) to provide some synergy among the various uses proposed.
3. Consider re-aligning Private Streets “A” and/or “B” to provide a direct connection to Private Street “C” prior to consideration of a Traffic Signal at Private Street “C” and Belt Line Road.
4. Add a PD condition that a Private Street, with a minimum paving width of 32 feet be constructed from Point West Boulevard to Belt Line Road prior to the issuance of a building permit of any buildings within this 17.4 acre tract.
5. Resolve all discrepancies on the designation of front, side and rear yard setbacks.
6. Add a PD condition that a Detail Site Plan (either PD amendment or SUP depending on the use) be required prior to development within this tract.
7. Add a PD Condition that this property will need to be replatted to provide building sites, easements and fire lanes prior to development.

DETAIL SITE PLAN

1. Consider revised building elevations which comply with the intent of the HC District.
2. Correct the setback lines to be in accordance with the HC District Regulations.
3. Revise the monument sign detail to reduce the height to four feet.
4. Extend the fire lane the width of the driveway to Private Drive “A”.
5. Include the outside radii on all fire lanes.
6. Relocate one of the fire hydrants to the front.
7. Add a second FDC behind the building.
8. Resolve all discrepancies in the calculation of landscape areas and tree counts.
9. Consider a unified attached sign package.
10. Note: This property is required to be re-platted prior to the issuance of a building permit.

Seconded by Commissioner Williford; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

6. Update on Council action for planning agenda items on October 13, 2015:

- A. Case No. PD-250R21-H, Old Town Addition (Main St), Roots Coffee House, a zoning change request from PD-250R18-H & PD-250R19-H (Planned Development-250 Revision 18-Historic & Planned Development-250 Revision 19-Historic) to PD-250R21-H (Planned Development-250 Revision 21-Historic), to amend the Concept Plan and Detail Site Plans to allow the development of a retail/restaurant and a 2nd floor residence totaling 7,818 square feet on approximately 0.24 acres of property located at the northeast corner of Main Street and Houston Street.
- B. Case No. PD-281-LI, Park West Crossing, Lots 2-5, Block A, a zoning change request from LI (Light Industrial) to PD-281-LI (Planned Development-281-Light Industrial), to allow the development of four (4) office/warehouse buildings containing a total of 304,200 square feet on 24.06 acres of property located on the south side of Southwestern Boulevard, approximately 700 feet east of Freeport.
- C. Park West Crossing, Lots 2-5, Block A, Replat, a replat of a portion of Lot 1, Block 3R, of the Park West Commerce Center Addition, to establish necessary easements to allow the development of four (4) office/warehouse buildings containing a total of 304,200 square feet on 24.06 acres of property located on the south side of Southwestern Boulevard, approximately 700 feet east of Freeport Parkway.

In Work Session, Gary Sieb, Planning Director, advised the Commission of Council's actions and stated that Council approved all of the above-stated P&Z agenda items.

7. Director's Comments.

There were no additional comments.

ADJOURNMENT.

With nothing further to discuss, the meeting was adjourned at approximately 8:25 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary