



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, April 21, 2016

6:00 PM

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; Sr. Planner, Matt Steer; Engineering Manager, George Marshall and Secretary, Juanita Miles.

The Planning & Zoning Commission of the City of Coppel met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, April 21, 2016, in the Coppel Town Center, Council Chambers at 255 Parkway Boulevard, Coppel, Texas.

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

Work Session (Open to the Public) 1st Floor Conference Room

1. **Briefing on the Agenda.**

The Planning Commission was briefed in Work Session on each posted agenda item, no vote was taken on any item discussed.

Regular Session (Open to the Public)

2. **Call To Order**

3. **Consider approval of the minutes for March 24, 2016.**

A motion was made by Vice Chairman Portman to approve the minutes 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. PUBLIC HEARING:

Consider approval of CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change request from PD-208R2-LI (Planned Development-208 Revision 2-Light Industrial) to PD-208R3-LI (Planned Development-208 Revision 3-Light Industrial), to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway.

Matt Steer introduced this case with exhibits. He mentioned five notices were mailed to property owners within 200 feet of this request. There were no responses received in favor or in opposition. There were also three courtesy notices mailed to property owners within 800 feet of this request. He stated that staff is recommending approval subject to three conditions which he read into the record.

Dayton Macatee, Macatee Engineering, Dallas 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.

Vice Chairman Portman motioned to recommend approval subject to the following conditions:

- 1. Reduce width of drive to 40 feet where leading to the truck court of Building A.**
- 2. A tree removal permit is required prior to the start of construction.**
- 3. Include the correct drive width and include landscape calculations for the entire lot on the Landscape Plan, as this will be the new Planned Development zoning district for the property.**

Seconded by Commissioner Blankenship; 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

5. PUBLIC HEARING:

Consider approval of the Coppell Trade Center, Lot 1R3, Block 1, Replat, being a replat of Lot 1R2, Block 1, of the Coppell Trade Center, to dedicate a fire lane & access easement, relocate and

reconfigure a drainage easement on the northeast portion of the lot and to accommodate a new driveway to Freeport Parkway on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway, at the request of Coppell Trade Center LP, being represented by Dayton Macatee, Macatee Engineering.

Matt Steer introduced this companion case with exhibits. He stated that staff is recommending approval subject to City Council approval of Case No. PD-208R3-LI.

Dayton Macatee, Macatee Engineering, Dallas 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.

Vice Chairman Portman motioned to approve this request subject to the approval of PD-208R3-LI.

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.

PUBLIC HEARING:

Consider approval of CASE NO. PD-197R3-H, Old Coppell Townhomes, Lot 1, Block A & Lot 1, Block B, a zoning change request from PD-197R-H (Planned Development-197 Revision-Historic) to PD-197R3-H (Planned Development-197 Revision 3-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) live/work units on 0.272 acres and three (3) live/work units on .255 acres of property located at the northeast and southeast corner of S. Coppell Road and McNear Lane, respectively, at the request of Ron Robertson, being represented by Ron Lustig.

Gary Sieb, Planning Director introduced this case with exhibits, building materials and elevations. He mentioned 25 notices were mailed to property owners within 200 feet of this request. There were no responses received in favor and seven returned in opposition. There were also 110 courtesy notices mailed to property owners within 800 feet of this request. Three were returned in opposition. He stated that staff is recommending this case be held under advisement to allow the applicant time to address staff concerns. If the applicant does not make substantial changes, staff recommends denial as submitted.

Ron Lustig, 733 Creek Valley Court, Allen Texas, was present to represent this case, to address questions and he was in agreement with staff's recommendation to postpone.

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:

Roger Glass, 512 McNear Drive, Coppell Texas, spoke in opposition
Emma Yates, 519 McNear Drive, Coppell Texas, spoke in opposition

Chairman Haas closed the Public Hearing.

The citizen's concerns were:

Too Dense
Too close to residential area
Parking on McNear Lane
Conflict with a quiet neighborhood

Commissioner Williford motioned to hold this case under advisement per staff's recommendation until the June 16, 2016, meeting so that the applicant can adequately address staff's concerns with this project.

Seconded by Commissioner Robinson; motion carried.

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

7.

PUBLIC HEARING:

Consider approval of CASE NO. PD-282-C, Sonic, a zoning change request from S-1077R2-C (Special Use Permit-1077 Revision 2-Commercial) to PD-282-C (Planned Development-282-Commercial), to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot a drive-up and drive-thru Sonic with an approximately 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road.

Gary Sieb, Planning Director introduced this case with exhibits, a material board and elevations. He mentioned 13 notices were mailed to property owners within 200 feet of this request. There were no responses received in favor or in opposition. There were also 71 courtesy notices mailed to property owners within 800 feet of this request. He stated that staff is recommending approval subject to conditions which he read into the record.

Wade Harden, Sonic Drive-In, 300 Johnny Bench Drive, Oklahoma City, Oklahoma, was present to represent this case, to address questions and stated agreement with staff's recommendations.

George Marshall, City of Coppell, Engineering Manager, 265 Parkway Blvd., Coppell Texas, addressed concerns with the traffic safety, width and curve pattern of the entry-only driveway from Denton Tap Road. He stated that he, staff and the applicant will work together to resolve this concern.

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.

Commission Robinson motioned to recommended approval subject to the following conditions:

1. There will be additional comments during detailed Engineering review.
2. Show all dimensions (height, width, etc.) on Elevations Sheets A3.01 and A3.02.
3. Double check landscape calculations on Sheet C2.0 and Sheet L1.0.
4. Modify landscape island adjacent to Town Center Boulevard to discourage exit at east entry.
5. Reconsider the brick color submitted on your color board. A more red brick would be a better contrast with a lighter accent brick/stone.

Seconded by Vice Chairman Portman; 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

8.

PUBLIC HEARING:

Consider approval of CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change request from PD-260-R (Planned Development-260-Retail) to PD-260R-R (Planned Development-260 Revised-Retail), to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road.

Marcie Diamond, Assistant Planning Director introduced this case with exhibits,. She mentioned 21 notices were mailed to property owners within 200 feet of this request. There were no responses received in favor. Three were returned undecided and one returned in opposition. There were also 48 courtesy notices mailed to property owners within 800 feet of this request. She stated that staff is recommending approval of the amendment to the PD to allow for additional uses that would normally be permitted in a retail district, and denial of variances to the Sign Ordinance to permit an additional detached (monument) sign and a sign attached to the roof structure.

Aaron Duncan, 769 Crane Circle, Coppell Texas, was present to represent this case, he made a presentation to the Commission, addressing questions and stated agreement with staff's recommendations of the uses but was not in agreement with denial of the sign variances.

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:

Theodore Henderson, 1504 Grapevine Creek Drive, Coppell Texas, spoke in favor

Chairman Haas closed the Public Hearing.

After much discussion, the Commission made two motions:

Motion #1:

Commissioner Darling motioned to recommend approval to allow additional uses to occupy the existing building as permitted in the Retail District as amended per the applicant's request and to relocate the existing 26.4-square-foot sign from the building to the hut. Commissioner Blankenship seconded; motion carried (7-0).

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

Motion #2

Vice Chairman Portman motioned to recommend approval of the following amended signage on the property:

1. One double-sided monument sign, setback a minimum of ten feet from the ROW, on a raised foundation to allow east/west bound visibility may be allowed in lieu of the existing 9.6 square-foot sign located on the wall located on the east side of the driveway.
2. The existing 26.4 square-foot attached sign may be relocated to the hut located adjacent to the parking lot.
3. Roof signs shall not be permitted. Additional attached signs shall be permitted on the building in compliance with the Sign Ordinance.

Seconded by Commissioner Robinson; motion carried (5-2).

Aye: 5 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Ed Darling, Commissioner Doug Robinson, and Commissioner Vijay Sarma

Nay: 2 - Commissioner Sue Blankenship, and Commissioner George Williford

9.**PUBLIC HEARING:**

Consider approval of CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change request from PD-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121.

Marcie Diamond, Assistant Planning Director presented this case with revised exhibits, color renderings, a material board, elevations and reviewed all revisions made since the March 24th public hearing request. She mentioned two notices were mailed to property owners within 200 feet of this request. There were no responses received in favor or in opposition. There were also two courtesy notices mailed to property owners within 800 feet of this request. She stated that staff is recommending approval subject to conditions which she read into the record.

Suketu Patel, Northpoint Hotel Group, LLC, 768 Lexington Avenue, Coppell 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.

Commissioner Robinson motioned to recommend approval subject to the following conditions:

1. Submission of a draft shared parking agreement for the property to the west in the City of Coppell prior to filing the plat for this property.
2. Landscape Plan - Ensure all calculations are correct, including number of trees being preserved.
3. Consider upsizing all the trees to four-inch caliper and add trees in the turf area adjacent to the ALOFT hotel.
4. Tree Mitigation – Correct the calculations to read:
 - a. Total Inches on- site 703
 - b. Total Inches removed: 106
 - c. Preservation Credits 85% -90
 - d. Landscape Credits -327.5
 - e. $106-90-327.5 = -311.5$
 - f. Add a note to the plan that a tree removal permit will be required prior to the removal of any trees.
5. Elevations
 - a. Correct the Masonry Calculations table on Sheet A2.11.

Seconded by Commissioner Sarma; 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

10.

PUBLIC HEARING:

Consider approval of a text amendment to the International Residential Building Code and Subdivision Ordinance to establish noise attenuation standards for new residential construction located within an area of 2,000 feet east of the centerline of Freeport Parkway.

Matt Steer, Sr. Planner introduced this text amendment with a presentation and addressed questions from the Commission. He stated that staff is recommending approval of the text amendment as presented.

Sandy Lancaster, DFW Airport, 3201 Wareham Lane, Flower Mound, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations.

Vice Chairman Portman motioned to recommend approval of a zone extending 2,000 feet east of centerline of Freeport Pkwy. to require:

1. Noise attenuation of 25dB NLR for new residential construction.
2. Note on the plat notifying potential homeowners of overflight noise.

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

Gary Sieb added that we have been taking the DFW airport noise complaints for years. Sandy Lancaster is notified and she makes return calls to the residents to explain what is going on. He also noted that there is airport noise from Love Field Airport too.

11. Updates on Council action for Planning agenda items on April 12, 2016:

A. An Ordinance for a TEXT AMENDMENT to the Zoning Ordinance/Chapter 12 - Sec. 12-30-18, Hotel, Motel, Residence Hotel
Ordinance/Chapter 12 - Sec. 12-30-18, Hotel, Motel, Residence Hotel
Sec. 42-1, Definitions, to revise the development standards and
definitions for these uses.

B. An Ordinance for Case No. Case No. PD-234R-H,
Wilson-Kirkland-Minyard Addition, Lots 1 & 2, Block A, a zoning
change from PD-234-H & H (Planned Development-234-Historic) and
H (Historic), to PD-234R-H (Planned Development-234
Revised-Historic), to expand the Planned Development zoning area
from 0.265 acres to 0.83 acres to allow the relocation of an 853
square-foot historic home onto Lot 2, Block A, and the retention of
existing structures on property located at the southeast corner of
Bethel Road and South Coppell Road.

C. CASE NO. PD-237R8-HC, Springhill Suites, a zoning change
request from A (Agriculture) to PD-237R8-HC (Planned Development-
237 Revision 8-Highway Commercial), to attach a Detail Site Plan for
a five-story hotel with accessory uses including a conference center
on 4.0 acres of property located approximately 200 feet east of South
Belt Line Road, north of Hackberry Drive.

D. CASE NO. PD-205R2R-HC, Vista Ridge Addition, Lot 6, Block D
The Plaza), a zoning change request from PD-205R2-HC (Planned
Development-205 Revision 2-Highway Commercial) to PD-
205R2R-HC (Planned Development-205 Revision 2 Revised-Highway
Commercial), to amend the Planned Development to attach a Detail
Site Plan to allow a 6,484-square-foot medical building on 1.56 acres
of property located at the northwest corner of S.H. 121 and Plaza
Blvd.

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

12. Director's Comments.

A. Discussion regarding Enhanced Landscaping.

Gary Sieb briefed the Commission on Council actions on April 12, 2016, stating that Council approved all of the above-stated items.

Gary Sieb then asked the Commission to be thinking about Enhanced Landscaping topics for discussion such as increasing 5% coverage, decrease amount of coverage or leave it as is. The Commission decided to leave the 5%

maximum coverage as is. He reminded the Commission about the Food Truck event for all of the Boards, Commissions and Liasons on April 28th for appreciation for the various volunteers.

ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at approximately 10:27 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary