



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes - Draft

Planning & Zoning Commission

Thursday, June 16, 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; George Marshall, Engineering Manager 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, June 16, 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.

Chairman Haas called the meeting to order.

3. Consider approval of the minutes for May 19, 2016.

A motion was made by Vice Chairman Portman to approve the minutes as

written. Commissioner Robinson seconded; 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. Consider approval of the Hackberry Addition, Lot 1, Block A, Minor Plat, being a minor plat of a four-acre tract located on the north side of Hackberry Drive, approximately 200 feet east of S. Belt Line Road to allow a hotel development.

Marcie Diamond, Assistant Director of Planning, introduced this case with exhibits. She stated that staff is recommending approval with one condition which she read into the record.

Robert Schneeberg, Gonzalez & Schneeberg, 660 N. Central Expwy., Suite 250, Plano Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

A motion was made by Vice Chairman Portman to approve with the following condition:

1. There will be additional comments at the time of engineering review.

Commissioner Robinson seconded; 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 Red Hawk Addition, Lot 27R, Block A, Replat, being a replat of Lot 27, Block A, of the Red Hawk Addition, to establish various easements to accommodate a medical office building on 0.57 acres of property located on the west side of Denton Tap Road approximately 920 feet north of Bethel School Road.

Matt Steer, Sr. Planner introduced this case with exhibits. He stated that staff is recommending approval with no outstanding conditions.

David Hayes, Holmes Builders, 225 East SH 121 Suite 120, Coppell Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

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.

A motion was made by Vice Chairman Portman to approve with no outstanding conditions.

Commissioner Robinson seconded; 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 the Creek View PH II Addition, Lot 2, Block A, Replat, being a replat of the remaining portion of Lot 1, Block A, of the Creek View PH II Addition containing 0.628 acres of property located on the north side of E. Bethel Road, 311 feet east of S. Denton Tap Road.

Gary Sieb, Director of Planning, introduced this case with exhibits. He mentioned that four notices were mailed to property owners within 200 feet of this request. There was one returned in opposition and none returned in favor. Because of 20% opposition, a 3/4 vote was required to approve this replat request. He stated that staff is recommending approval with conditions which he read into the record.

Lynn Kadleck, Kadleck & Associates, 2740 N. Dallas Pkwy., Suite 280, Plano Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations. He addressed the Commission's concerns about buildable area and stated agreement with staff's calculation of 2,878 square feet of buildable area.

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.

A motion was made by Vice Chairman Portman to approve with the following conditions:

1. The alley requirement be waived.
2. A 15-foot minimum side yard building line be shown from the west property line.
3. A tree mitigation plan be approved by the city prior to any construction on site.
4. Remove "50'-0" Tree Protection Zone" note from Tree Survey Plan exhibit.
5. Payment of Park Development and Impact fees.
6. There will be additional comments during detailed Engineering review.

Commissioner Williford seconded; 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

7.

CONTINUED PUBLIC HEARING:

Consider approval of CASE NO. PD-283-C, North Lake Estates, Lot 19R, (Retail/Residence), a zoning change request from C (Commercial) to PD-283-C (Planned Development-283-Commercial), to allow the development of an approximate 8,000-square-foot, two-story building with the first floor retail and second floor a residence

on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard.

Gary Sieb, Director of Planning, introduced this case which was continued from the May 19th meeting so that the applicant could better define the component parts of the requested zoning change. Mr. Sieb presented revised exhibits, elevations and a color/material board. He stated that staff is recommending approval with six conditions which he read into the record. He mentioned that previously, 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 48 courtesy notices mailed to property owners within 800 feet of this request.

Jobie Denton, DHR Engineering, 320 Decker Drive, Irving Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations. He also addressed the Commission's concerns with the proposed building materials. He stated that the first floor would be stone and the second floor would be brick. Other concerns from the Commission were the amount of trash, the location and number of trash cans needed and trash pickup times.

The Commission also questioned staff about what determines if a request is mixed-use or work-live and why the alleys were not paved. Mr. Sieb stated 3,000 square feet or less of floor space for a work-live unit was the difference.

George Marshall, Engineering Manager/City of Coppell Engineering Department, 265 E. Parkway Blvd., Coppell Texas, addressed concerns and questions about the following issues:

Why the entrance driveway into the property could not be moved to Southwestern Blvd. instead of Bullock Drive?

He was asked to clarify the width and radius of Bullock Drive at Southwestern Blvd. and

He was asked to explain the normal required distance between driveways

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:

Julio Castaneda, 821 Bullock Drive, Coppell Texas, spoke in opposition
Brian K. Walker, 813 & 817 Bullock Drive, Coppell Texas, spoke in opposition
Christine Glidewell, 800 Bullock Drive, Coppell Texas, spoke in opposition
Sasha Rudio, 805 Bullock Drive, Coppell Texas, spoke in opposition

Abelardo Baez, 823 Bullock Drive, Coppell Texas, did not speak but he wanted his vote in opposition to be read into the record

The citizen concerns were:

The residence on top, business on the bottom similar to mixed-use
That the entrance into the property be on Southwestern Blvd. instead of Bullock Drive
Excessive traffic in and out on Bullock Drive
Excessive trash and type of trash

Alley improvements and driveway issues
Quality of the businesses going in and provision of adequate parking

Chairman Haas closed the Public Hearing.

After much discussion, a motion was made by Vice Chairman Portman to recommend denial as submitted.

Commissioner Williford seconded; motion carried (4-3).

Aye: 4 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Ed Darling, and Commissioner George Williford

Nay: 3 - Commissioner Sue Blankenship, Commissioner Doug Robinson, and Commissioner Vijay Sarma

8. PUBLIC HEARING:

Consider approval of the North Lake Estates, Lot 19R, Replat, being a replat of Lot 19 of North Lake Estates to establish easements and incorporate an abandoned right-of-way to allow a retail/residence building on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard.

Gary Sieb, Director of Planning stated that the Commission needed to deny this replat because the PD zoning request heard earlier was denied.

A motion made by Commissioner Williford to deny this replat.

Vice Chairman Portman seconded; 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

9. Updates on Council action for Planning agenda items on June 14, 2016:

- A. An Ordinance for CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change 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.
- B. An Ordinance for CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change 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.

- C. An Ordinance for CASE NO. PD-282-C, Sonic, a zoning change 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.
- D. An Ordinance for CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change 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.
- E. CASE NO. PD-221R9-HC, TRU Hotel, a zoning change request from PD-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R9-HC (Planned Development-221 Revision 9 Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive.
- F. CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change request from PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial) to PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial), to revise the Concept Plan for a four-lot commercial development on 6.13 acres of property located north of S.H. 121, approximately 270 feet west N. Denton Tap Road.
- G. Reanalysis of the Mixed Use-Neighborhood Center and Mixed Use-Community Center zoning districts on the Future Land Use Plan of the Coppell 2030 Comprehensive Master Plan.

Mr. Sieb advised the Commission of Council's actions on June 14, 2016 and stated that Council approved all of the above-stated items. The Mixed-Use/Land Use Map Reanalysis was approved with revised conditions by City Council.

10. *****Director's Commenh

There were no additional comments.

ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at approximately 7:55 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary