



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes - Draft

Planning & Zoning Commission

Thursday, July 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: 5

Vice Chair Glenn Portman, Commissioner Sue Blankenship,
Commissioner Ed Darling, Commissioner Doug Robinson, and
Commissioner Vijay Sarma

ABSENT: 2

Chair Edmund Haas & Commissioner George Williford

Also present were the Director of Planning, Gary Sieb; Assistant Director of Planning, Marcie Diamond; 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, July 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.

Vice Chairman Portman called the meeting to order.

3. Consider approval of the minutes for June 16, 2016.

A motion was made by Commissioner Robinson to approve the minutes as written. Commissioner Darling seconded; motion carried (5-0).

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

4.

PUBLIC HEARING:

Consider approval of the Sonic Addition, Lot 1R1, Block A, Replat, being a replat of Lot 1R, Block A, to revise easements and provide additional R.O.W. for Town Center Blvd., to allow the demolition of the existing drive-up restaurant and construction of a new Sonic 1,600-square-foot drive-up and drive-thru restaurant with an approximate 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road, at the request of Margaret Oden. STAFF REP.: Gary Sieb

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

Justin Chandler, SONIC, 201 N. Denton Tap Road, Coppell, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Vice Chairman Portman 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.

Vice Chairman Portman closed the Public Hearing.

A motion was made by Commissioner Robinson to approve with the following conditions:

- 1. There will be additional comments at the time of engineering review.**
- 2. Ensure all legal descriptions refer to Lot 1R1.**

Commissioner Darling seconded; motion carried (5-0).

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

5.

PUBLIC HEARING:

Consider approval of CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change request from PD-272R-LI (Planned Development-272 Revised-Light Industrial), to PD-272R4-LI (Planned Development-272 Revision 4-Light Industrial), to approve a Detail Site Plan for a 144,465-square-foot office/warehouse building on 10.85 acres of land located approximately 450 feet south of SH 121, west of Freeport Parkway, at the request of Prologis, being represented by David Meinhardt, Meinhardt & Associates Architects, PLLC. STAFF REP.: Gary Sieb

Gary Sieb, Director of Planning, introduced this case with exhibits and elevations. He mentioned that four notices were mailed to property owners within 200 feet of this request and the HOA President, Randall Taylor. 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. He stated that staff is recommending approval with conditions which he read into the record.

Casey Dillon, Prologis, L.P., 2501 N. Harwood Street, Suite 2450, Dallas, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

Vice Chairman Portman 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.

Vice Chairman Portman closed the Public Hearing.

A motion was made by Commissioner Sarma to recommend approval subject to the following conditions:

1. There will be additional comments during detailed engineering plan review for this site.
2. Exhibit L1.01 needs to clearly show 10 feet of landscaping on the south-east corner of the building site (next to the landscaped triangle).
3. A Replat document shall be filed for record prior to any construction occurring on this site.
4. Legal boundaries and distances should be shown on both Site and Landscape Plans.
5. Add True North arrow to Site Plan.
6. Ensure all easements depicted on Site Plan are accurately shown on the Replat and vice versa.

Commissioner Blankenship seconded; motion carried (5-0).

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

6.

PUBLIC HEARING:

Consider approval of CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change request from A (Agriculture) and PD-136-LI (Planned Development-136-Light Industrial) to PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial), to incorporate 6.45 acres into the existing Planned Development and approve a Concept Plan for an approximate 115,000-square-foot office/warehouse building on 9.08 acres of land located in the City of Coppell and 0.8 acres located in the City of Grapevine, on property located at the north corner of SH 121 and Patriot Drive, at the request of DCT DFW Trade Center, being represented by Jim DeOtte, James DeOtte Engineering, Inc.

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Planning introduced this case with exhibits. She mentioned that eight 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 four courtesy notices mailed to property owners within 800 feet of this request. She stated that staff is recommending approval with conditions which she read into the record.

Jim DeOtt, James DeOtt Engineering, Inc., 2201 Dottie Lynn Pkwy., Suite 119, Fort Worth, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation. He addressed staff's and Commission's concern about the status of the 25-foot ingress/egress easement stating that it will be vacated.

Vice Chairman Portman 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.

Vice Chairman Portman closed the Public Hearing.

A motion was made by Commissioner Robinson to approve with the following conditions:

1. Detail Site and Landscape Plans, Building Elevations will be required prior to the issuance of a building permit.
2. Replat/Minor Plat, including utility and engineering plans will be required to be approved in the Cities of Coppel and Grapevine.
3. Verify the status of the 25-foot ingress/egress easement which traverses the property.
4. A complete tree survey and tree removal permit will be required prior to the removal of any trees.
5. The Overall Concept Plan needs to be refined when the Detail Site Plan is submitted for this lot.

Drafting issues:

1. The vicinity map needs to be updated to reflect current street names and patterns, including the extension of Freeport Parkway.
2. Insure that all fire lanes meet minimum turning radii.

Commissioner Blankenship seconded; motion carried (5-0).

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

7. Consider approval of the Blackberry Farm, Preliminary Plat, a preliminary plat to subdivide 54.8 acres of property to permit the development of 82 single-family lots and nine (9) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.
STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Planning introduced this case with

exhibits. She stated that staff is recommending approval with conditions which she read into the record.

David Hayes, Crestone Group, LTD, 225 E. SH 121, Suite 120, Coppell, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

A motion was made by Commissioner Robinson to approve with the following conditions:

1. There will be additional Engineering comments during detailed plan review.
2. Erosion/Slope stability has never been resolved. Provide a plan of action and we will have it reviewed by an outside consultant.
3. Walls built on top of the slope need to be designed to provide adequate support for the long term.
4. Add the notation "Building and Fence Setback Line" to Lot 25, Block D.
5. Correct the spelling of veneer in condition 8e.

Vice Chairman Portman seconded; motion carried (5-0).

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

8. Consider approval of the Blackberry Farm PH I, Final Plat, a Final Plat of PH 1 to subdivide 36.5 acres of property to permit the development of 55 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Creststone Group, Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.
STAFF REP.: Marcie Diamond

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

David Hayes, Crestone Goup LTD, 225 E. SH 121, Suite 120, Coppell Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

The Commission inquired if the bridge in the development would be the city's or private ownership. Ms. Diamond responded that the bridge will be built in PH II and will be maintained by the HOA.

A motion was made by Commissioner Robinson to approve with the following conditions:

1. There will be additional Engineering comments during detailed plan review.
2. Erosion/Slope stability has never been resolved. Please provide a plan of action and we will have it reviewed by an outside consultant.
3. Walls built on top of the slope need to be designed to provide adequate support for the long term.
4. Submission of HOA documents for City Attorney review prior to filing the plat for record.

- 5. Payment of Tree Mitigation fees of \$125,000.
- 6. Payment of park fees of \$1,285 per residential lot.

Vice Chairman Portman seconded; motion carried (5-0).

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

9. Updates on Council action for Planning agenda items on July 12, 2016:

- A. An Ordinance for CASE NO. PD-221R9-HC, TRU Hotel, a zoning change 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.
- B. An Ordinance for CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change 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 of N. Denton Tap Road.
- C. An Ordinance for the revision of Chapter 12A, of the Comprehensive Land Use Plan, providing for the adoption of an amendment to Coppell 2030 A Comprehensive Master Plan and the land use map thereof; by adding a new land use category, redefining the mixed-use land use categories and revising the Future Land Use Map.

In Work Session Mr. Sieb advised the Commission of Council's actions on July 12, 2016 and stated that Council approved all of the above-stated items.

10. Director's Comments.

Mr. Sieb mentioned that the terms for Commissioners Williford, Robinson and Darling will end on December 31, 2016. He stated that if interested in serving a new two-year term, an application for reconsideration by City Council would need to be completed and submitted to the City Secretary's office by the end of September. A postcard with the link to the application has been mailed to their home addresses.

ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at approximately 7:10 p.m.

Glenn Portman, Vice Chairman

Juanita A. Miles, Secretary