



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes - Draft

### Planning & Zoning Commission

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Thursday, August 18, 2016

6:00 PM

Council Chambers

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**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: 6**

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

**ABSENT: 1**

**Commissioner Vijay Sarma**

Also present were Gary Sieb, Director of Planning; Marcie Diamond, Assistant Director of Planning; George Marshall, Engineering Manager and Juanita Miles, Secretary.

The Planning & Zoning Commission of the City of Coppell met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, August 18, 2016, in the Coppell Town Center, Council Chambers at 255 Parkway Boulevard, Coppell, Texas.

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

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**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.

Mr. Sieb advised the Commission that the interviews and appointment for Boards & Commissions will be on Tuesday, October 18, 2016, at 6:00 p.m. at the City of Coppell Town Center. As of today, the interview committees have not been set up. More information to come in the future.

**REGULAR SESSION (Open to the Public)****2. Call To Order.**

Chairman Haas called the meeting to order.

**3. Consider approval of the minutes for July 21, 2016.**

**A motion was made by Vice Chairman Portman to approve the minutes as written. Commissioner Robinson seconded; motion carried (6-0).**

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, and Commissioner George Williford

**4. Consider approval of the Duke Lesley Addition, Lot 4R, Block C, (TRU Hotel) Final Plat, being a Final Plat of Lot 4, Block C, to establish a building site and easements for a hotel development on 2.725 acres of property located on the east side of Point West Blvd., south of Dividend Drive, at the request of Trophy Lodging Ltd., being represented by Travis Bousquet of the Bousquet Group, Inc. STAFF REP.: Marcie Diamond**

**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.**

**Travis Bousquet, The Bousquet Group, Inc., 501 S. Carroll Blvd., Suite 201, Denton, 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 condition that there will be additional comments during the detail engineering review.**

**Commissioner Darling seconded; motion carried (6-0).**

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, and Commissioner George Williford

**5. PUBLIC HEARING:**

**Consider approval of CASE NO. PD-284-LI, SFS Security Fire Systems, a zoning change request from LI (Light Industrial) to PD-284-LI (Planned Development-284-Light Industrial), to allow the development of an approximate 16,000-square-foot office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway, at the request of SFS Security Fire Systems, being represented by Greg Frnka, GPF Architects, LLC. and to amend the Future Land Use Map of the Comprehensive Plan from "Residential Neighborhood" to "Industrial Special District". STAFF REP.: Marcie Diamond**

Marcie Diamond, Assistant Director of Planning introduced this case with exhibits, elevations and a material/color board. She mentioned that 12 notices were mailed to property owners within 200 feet of this request. There were two responses received in favor, two undecided and none in opposition. There were also 68 courtesy notices mailed to property owners within 800 feet of this request. There were five responses received in opposition and a petition was also submitted to the Planning Department from the 800' courtesy notice area. There were 32 signatures opposing this development representing 19 properties. There were three opposed and one in favor from areas outside of the notification area. She stated that staff is recommending approval with conditions as revised per meeting with the neighbors and the property owner, which she read into the record.

Commissioners asked for clarification of what could be built with the existing Light Industrial zoning, screening requirements and tree preservation requirements.

Greg Frnka, GPF Architects, LLC, 509 W. Bethel Road, Bldg 100, Coppell, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation. He mentioned that after a meeting with the neighbors next to the proposed development, they agreed to all of the neighbors' requests except for the masonry wall.

He offered live screening instead of a masonry wall and stated that they will survey all existing trees and revise the landscape plan to add additional plant material as necessary.

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:

Lisa Austin, 713 Post Oak Drive, Coppell, Texas, spoke in opposition  
Jeff Austin, 713 Post Oak Drive, Coppell, Texas, spoke in opposition  
Brett Holst, 146 Oakbend Drive, Coppell, Texas, spoke in opposition  
Shama Shams, 639 Beal Lane, Coppell, Texas, did not speak, was opposed for the record  
Mathew Keener, 655 Oakbend Drive, Coppell, Texas, spoke in opposition  
Praveena Wallace, 647 Oakbend Drive, Coppell, Texas, spoke in opposition  
Joe Hartman, 192 Freeport Pkwy, Coppell, Texas, spoke in favor  
Vicki Clark, 711 Beal Lane, Coppell, Texas, spoke in opposition  
Aaron Straach, 635 Oakbend Drive, Coppell, Texas, spoke in opposition  
Jack Clark, 718 Beal Lane, Coppell, Texas, commented about the lighting, wall and construction hours. He did not mention opposed or in favor.  
Mary Ann Hougendobler, 720 Post Oak Drive, Coppell, Texas, spoke in opposition  
Elisabeth Nelson, 618 Oakbend Drive, Coppell, Texas, spoke in opposition  
Becky Wall, 617 Autumnwood Lane, Coppell, Texas, spoke in opposition  
Julie Fidler, 172 Branchwood Trail, Coppell, Texas, commented about visual screening vs masonry brick wall for safety. She did not mention opposed or in favor.  
Vikas Goel, 700 Post Oak Drive, Coppell, Texas, spoke in opposition

The concerns of the neighbors mainly were the requiring of a masonry wall instead of a fence or live screening to block out the noise, lighting and the

view of the proposed building.

Staff addressed questions about the Land Use map amendment to reflect the existing zoning.

Chairman Haas closed the Public Hearing.

George Marshall, City of Coppell/Engineering Department, 265 E. Parkway Blvd., Coppell, Texas, addressed Commission's question about the potential to reclaim the flood plain on the adjacent property for future development.

Chris Alexander, Sunrise Properties, LLC, 196 S. Freeport Pkwy., Coppell, Texas, addressed questions concerning a masonry screening wall versus a living screening to block noise, lights and views. He stated that the live screening is more cost effective and was willing to add more landscaping to accomplish a solution good for both the residents and the property owner.

Greg Frnka responded to the Commission's concerns about the advantages of the living screen vs masonry screening and reminded the Commission of all the concessions the property owner has already agreed to.

After much discussion, a motion was made by Vice Chairman Portman to recommend approval of the amendment to the Land Use designation to 'Industrial Special District' and the zoning change request subject to the following conditions:

1. There will be additional comments during the detail engineering review.
2. Minor Plat approval will be required prior to the issuance of a building permit.
3. The design of the monument and attached signs shall comply with the regulations of the Sign Ordinance.
4. The Landscape Plan revised to replace the Shumard Oak Trees with evergreen trees between the proposed fire lane and the northern 160 feet of the east property line (See conditions 15 and 16 for additional information).
5. Note that if the tree to be retained along north the property line does not survive construction it will need to be mitigated.
6. Specify the colors and materials on the black and white elevations as indicated on the color board.
7. Submission of revised Tree Survey and Mitigation Calculations.
8. The existing structure may be retained for a maximum of 120 days after the issuance of a certificate of occupancy on the new building. Once the structure is removed, it will be replaced with landscaped front yard and monument sign.
9. Hours of operation shall generally be 7:00 a.m. to 7:00 p.m., but in no event shall there be any deliveries to the rear of the building between 7:00 p.m. and 7:00 a.m. and/or on the weekend or on major holidays.
10. Parking spaces shall be limited to amount and location indicated on the site plan. No parking shall be permitted on rear east side of proposed building.
11. No 18-wheeler semi-trucks shall be allowed on the property.
12. This property shall only be used for office, warehouse and light assembly, no manufacturing shall be permitted.
13. Sirens or loud truck alarms (except for those required for safety) shall not be permitted.

14. Lighting - use the lowest amount of wattage necessary to maintain security in the rear of the building but to avoid light shining on to neighboring houses.
15. Submission of a revised Landscape Plan to include additional trees and shrubs to further obscure the view of the building from the rear yards of the homes to the east.
16. The architect and engineer for the applicant will work with city staff to revise the landscape plan to provide sufficient landscaping for effective screening in the area indicated on the exhibit submitted by the neighborhood residents, which is enclosed.

Commissioner Robinson seconded; motion carried (6-0).

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, and Commissioner George Williford

**6. Updates on Council action for Planning agenda items on August 9, 2016:**

- A. 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.
- B. 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.

In Work Session Mr. Sieb advised the Commission of Council's actions on August 9, 2016 and stated that Council approved all of the above-stated items.

**7. DIRECTOR'S COMMENTS.**

There were no additional comments.

**ADJOURNMENT.**

With nothing further to discuss, the meeting was adjourned at approximately 8:15 p.m.

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Edmund Haas, Chairman

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Juanita A. Miles, Secretary