



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, December 15, 2016

6:00 PM

Council Chambers

COMMISSIONER EDMUND HAAS

(CHAIR)

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER GLENN PORTMAN

(VICE CHAIR)

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

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Also present were Gary Sieb, Director of Planning; Marcie Diamond, Assistant Director of Planning; Matt Steer, Sr. Planner, Suzanne Arnold, Chief Building Official; 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, December 15, 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:

WORK SESSION (Open to the Public) First Floor Conference Room

1. Briefing on the Agenda.

REGULAR SESSION (Open to the Public)

2. Call To Order.
3. Consider approval of the minutes for November 17, 2016.

Vice Chairman Portman motioned 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.

PUBLIC HEARING:

Consider approval of CASE. NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), to allow the existing eight-foot-tall chain link fence with barbed wire at the top to remain at Middle School North and to eliminate the masonry requirement for the vertical poles on the existing shade structure at Denton Creek Elementary on 24.77 acres of property located at 120 & 250 Natches Trace, respectively, at the request of Louis D. Macias, Jr, Director of Facilities, Coppell Independent School District.

STAFF REP.: Gary Sieb

Gary Sieb, Director of Planning, introduced this case with exhibits. He stated that staff is recommending approval with conditions which he read into the record. He mentioned that 23 notices were mailed to property owners within 200 feet of this request. Seven notices were returned in opposition and none returned in favor. There also were 61 courtesy notices mailed to property owners within 800 feet of this request. Three notices were returned in opposition; none returned in favor.

Mr. Sieb also mentioned the applicant's justification for this type of fence:

To prevent unauthorized use of the facility.

To prevent vandalism of the facility.

To protect City of Coppell & Coppell ISD investment in field.

To prevent conflict between unauthorized users & City/School District Staff use.

Commissioner Robinson read into the record concerns of him and the concerns of the citizens that he received via email.

Louis Macias, CISD, 1303 Wrangler Circle, Coppell, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation to approve the fence with additional landscaping, but did not agree with staff's recommendation to add masonry columns to the shade structure.

Suzanne Arnold addressed the Commission's concerns about the tennis facilities requiring two areas of ingress and egress. She stated one point of access and egress was sufficient.

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:

Charley Brown, 735 Northshore Court, Coppell Texas, spoke in opposition

Ron Hansen, 478 Harris Street, Coppell Texas, spoke in opposition

Bill Holloway, 737 E. Peninsula Drive, Coppell Texas, spoke in opposition

Karen Reed, 261 Lyndsie Drive, Coppell Texas, spoke in opposition
Muwen Hwu, 616 Natches Trace, Coppell Texas, spoke in opposition
Michael Stevens, 122 Natches Trace, Coppell Texas, spoke in opposition
Ann Dragon, 727 Bent Tree Court, Coppell Texas, spoke in opposition

Comments from the property owners included the following:

The fence is cheap looking and ugly;
The iron and barbed wire looks like a prison;
Lowers property values;
Unsafe for children;
Negative impression of the neighborhood;
No public access for citizens.

Chairman Haas closed the Public Hearing.

After much discussion, Vice Chairman Portman motioned to deny this request and remove the fence because of the following major issues:

- Unsightliness of the fence (looks like a prison);
- Public access should remain opened to this public facility (constructed with city and school district funds);
- Contractor's liability for constructing without proper permits;
- Does not meet the aesthetic standards required of all other developments in the City.;
- The fence sends the wrong message about the neighborhood and the City;
- Does not serve the purpose intended, other non-fence options should be considered;
- Will set a precedent for future school facilities.

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

5.

PUBLIC HEARING:

Consider approval of CASE. NO. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) & PD-250R-H (Planned Development-250 Revised-Historic) to PD-250R23-H (Planned Development-250 Revision 23-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 12 single-family lots fronting Burns Street, one common area lot and dedication of right-of-way on 1.65 acres of property located at the northwest corner of S. Coppell Road and Burns Street, at the request of Greg Yancey, Main Street Coppell, LTD.

STAFF REP.: Matt Steer

Matt Steer, Sr. Planner introduced this case with exhibits and elevations. He stated that staff is recommending approval with one condition which he read into the record. He mentioned that 26 notices were mailed to property owners within 200 feet of this request. Received zero in favor and received one in opposition. There were also 108 notices mailed to property owners within 800

feet of this request. One returned in favor.

Greg Yancey, Main Street Coppell, Ltd, Coppell, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

George Marshall, Engineering Manager/City of Coppell, addressed the question about the alleyway meeting the requirements for fire truck turn around at the culdesac. He stated that it did meet the requirements.

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:

William Henze, 721 S. Coppell Road, Coppell Texas, was undecided with questions

Michael Mueller, 433 Travis Street, Coppell Texas spoke in opposition

Jags Porandla, 457 Travis Street, Coppell Texas spoke in opposition.

Ann Dragon, 727 Bent Tree Court, Coppell Texas spoke in favor.

The citizens concerns were:

The integrity of the Comprehensive Plan, showed more green space instead of homes;

Houses replacing green space, changing the view from the window of the home already there;

Green space should be protected;

The amount of additional homes.

Chairman Haas closed the Public Hearing.

Greg Yancey addressed some of the issues with the Land Use Plan that involved the areas of green space being used for more houses.

Vice Chairman Portman motioned to recommend approval subject to the condition that Cedar Elms be planted in each tree well and landscape island, with the exception of a Savannah Holly in the tree well directly abutting the landscape island and a Shumard Oak at the end of the parking row.

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

6.

PUBLIC HEARING:

Consider approval of the Old Town Addition, Lots 1R & 14R-25R & 1X, Block G, Replat, being a replat of Lot 1, Block G and Lot 2RX, Block G, into a non-residential lot (3.04 acres) for future development, 12 residential lots, a common area lot and right-of-way dedication (with on-street parking) on 1.65 acres; a total of 4.7 acres of property, located at the northwest corner of S. Coppell Road and Burns Street, at the request of Greg Yancey, Main Street Coppell, LTD.

STAFF REP.: Matt Steer

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

Greg Yancey, Main Street Coppell, Ltd, 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.

Vice Chairman Portman motioned to approve with no conditions.

Seconded by Commissioner Darling; 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. Updates on Council action for Planning agenda items on December 13, 2016:

A. Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change request from C (Commercial) to PD-285-C (Planned Development-285-Commercial), to allow retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of a two-building, 30,800 -square-foot, retail expansion on a portion of Lot 3 (3.6 acres), containing a total of 9.4 acres of property located at 110 & 214 W. Sandy Lake Road.

In Work Session Mr. Sieb advised the Commission of Council's actions on December 13, 2016 and stated that Council continued the above-stated item to the meeting scheduled for January 10, 2017, at the applicant's request.

8. Director's Comments.

Mr. Sieb mentioned this meeting was Commissioner Darling's last meeting. Staff and the Commission thanked Commissioner Darling for his service and to enjoy his time in Florida. Mr. Sieb thanked the Commissioners for the past year, and wished them happy holidays and will see them next year!

ADJOURNMENT.

With nothing further to discuss, the meeting was adjourned at approximately 8:50 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary