



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, March 23, 2017

6:00 PM

255 Parkway Blvd.

Commissioner Edmund Haas
(CHAIR)

Commissioner Glenn Portman
(VICE CHAIR)

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Doug Robinson

Commissioner Vijay Sarma

Commissioner George Williford

PRESENT: 7

Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

Also present were Marcie Diamond, Assistant Director of Planning; Matt Steer, Senior Planner; Jean Dwinnell, Deputy City Secretary; Ashley Owens, Planning Secretary.

The Planning & Zoning Commission of the City of Coppel, Texas, met in the Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, March 23, 2017, in Coppel Town Center - Council Chambers at 255 E. Parkway Boulevard.

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 and Zoning Commission was briefed 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 at 6:32 p.m.

3. Consider approval of the minutes for February 16, 2017.

A motion was made by Vice Chairman Portman to approve the minutes as written. Seconded by Commissioner Blankenship; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

4.

PUBLIC HEARING:

Consider approval of S-1261-C, Wing Stop, a zoning change request from C (Commercial) to S-1261-C (Special Use Permit-1261-Commercial), to allow a 1,500-square-foot restaurant with approximately 32 seats and pick-up service located at 150 South Denton Tap Road, Suite 105.

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to three conditions:

- 1. The hours of operation shall not exceed Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m.**
- 2. An external grease trap will be required, a minimum of 1,000 gallons.**
- 3. There will be additional comments at the time of Building Permit.**

Chairman Haas inquired as to what mechanism the city has to compel the owner to provide for parking spaces during peak hours. Ms. Diamond stated that staff feels comfortable with the amount of available parking in the shopping center regardless of the tenant mix.

Michael Hershman, Eagle-Braewood, L.P., 5420 LBJ Freeway, Suite 570, Dallas, TX, 75240, was present to address questions and concerns from the commission. The operator of the proposed Wing Stop is currently operating multiple stores and is very familiar with the business. Mr. Hershman expressed his confidence in the business being a good neighbor and business citizen of Coppell, and he also agreed with the conditions presented by staff.

Commissioner Guerra asked if there would be dedicated to-go parking for the tenant. Mr. Hershman stated that in the lease agreement that has been negotiated with the franchisee, a requirement is two dedicated pick-up parking spots, since the majority of their business is to-go based.

Commissioner Guerra asked about Mr. Hershman's policy to allow open signs for his tenants. Mr. Hershman allows the signs to help promote the different businesses within the shopping center.

Commissioner Robinson asked about any complaints in other cities of Wing Stop emitting an odor. Mr. Hershman stated that his potential tenant is not aware of any complaints due to emissions at any of the other locations, and to his knowledge it will not permeate into the neighborhood.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and nobody wished to speak. Chairman Haas closed the Public Hearing.

Discussion ensued among the commissioners regarding the privately dedicated parking in front of the store.

A motion was made by Commissioner Williford to recommend approval of this

agenda item with the conditions outlined by staff. Seconded by Commissioner Blankenship; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

- 5.** Updates of Council action for Planning agenda items on February 14 and February 28, 2017:
- A. CASE NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary.
 - B. S-1113R-SF-7, Church of the Apostles
 - C. PD-242R2-HC, ALOFT & Future Hotel
 - D. PD-221R3R2-HC, Point West, PH 2
 - E. PD- 289-C, Coppell Middle School West Addition
 - F. PD-290-LI, BMSC/Naterra No. 2

Ms. Diamond advised the commissioners of Council's actions on February 14 & 28, 2017, and stated that all of the above items had been approved.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:01 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary