



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes

### Planning & Zoning Commission

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Thursday, April 20, 2017

6:00 PM

255 Parkway Blvd.

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**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: 6**

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

**ABSENT: Chair Edmund Haas**

Also present were Marcie Diamond, Assistant Director of Community Development/Planning, and Ashley Owens, Planning Secretary.

The Planning & Zoning Commission of the City of Coppell, Texas, met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, April 20, 2017, in the Council Chambers at Town Center, 255 E. Parkway Boulevard.

**6:00 p.m.      Work Session      (Open to the Public)      1st Floor Conference Room**

1. Discussion regarding Agenda Items.

The Planning and Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

**6:30 p.m.      Regular Session      (Open to the Public)**

2. Call To Order

Vice Chairman Portman called the meeting to order at 6:31 p.m.

3. Consider approval of the minutes for March 23, 2017.

A motion was made by Commissioner Williford to approve the minutes as written. Seconded by Commissioner Blankenship; motion carried (6-0).

**Aye: 6 - Vice Chair Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.**

**4.**

**PUBLIC HEARING:**

Consider approval of Connell Skaggs Addition, Lots 1R, 3R1 & 3R2, Block 1, Replat, being a replat of Lots 1 & 3, Block 1 of the Connell Skaggs Addition, to establish three lots, abandon and dedicate necessary easements to allow for retention of the existing retail building with additional parking on Lot 1 (5.8 acres), development of a two-building, 30,800-square-foot, retail expansion on Lot 3R1 (3.6 acres), and future development of Lot 3R2 (1.2 acres) containing a total of 10.6 acres of property located at 110 & 214 W. Sandy Lake Road, at the request of LG 110 Woodside Coppell & LG 214 Woodside Coppell, being represented by Brian Satagaj, Halff Associates.

STAFF REP.: Marcie Diamond

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. There will be additional comments during detail engineering review.
2. A tree removal permit is required prior to the removal or relocation of any trees.
3. Revise the open space area of Lot 3R1 depicted on Sheet Two to include the correct label and limit call out.

Brian Stagaj, Halff Associates, 3803 Parkwood Blvd., Suite 800, Frisco, Texas, 75034, was present to address questions and concerns from the commission. Mr. Stagaj agreed with the conditions presented by staff.

Commissioner Williford asked Mr. Stagaj how access will be provided from the north lot down to Sandy Lake Road during construction of the new fire lane. Mr. Stagaj stated that there will be some interruptions in access during the demolition and replacement of pavement. The contractors will maintain as much side access and adjacent property access as feasibly possible.

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

A motion was made by Commissioner Robinson to recommend approval of this agenda item with the conditions outlined by staff. Seconded by Commissioner Guerra; motion carried (6-0).

**Aye: 6 - Vice Chair Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.**

**5.**

**PUBLIC HEARING:**

Consider approval of Northpoint Addition, Lots 1R2 and 1R3, Block 1,

Replat, being a replat of a portion of Lot 1R, Block 1 of the Northpoint Addition, to establish two lots and provide necessary easements to allow for a hotel on Lot 2R and future hotel on Lot 1R2, on 4.85 acres of property located on the south side of Northpoint Drive approximately 300 feet east of SH 121, at the request of Suketu Patel, Northpoint Hotel Group.

STAFF REP.: Marcie Diamond

Ms. Diamond introduced the case with exhibits and stated that staff is recommending approval subject to four conditions:

1. There will be additional comments during detail engineering review.
2. Correct following draft errors - revise the county in the owner's certificate to indicate Dallas County and correct all references to the northern lot to be Lot 1R2.
3. The Shared Access, Parking, Waste Dumpster and Easement Agreement shall be filed for record with the replat, revised to reflect correct lot numbers and a replat document.
4. The mutual access easement with Fellowship Church will need to be abandoned by separate instrument, and reestablished with this replat.

Suketu Patel, Northpoint Hotel Group, 768 Lexington Ave., Coppell, Texas, 75019, was present to address questions and concerns from the commission. Mr. Patel agreed with the conditions presented by staff.

Commissioner Robinson asked whether or not Mr. Patel would develop the smaller northern lot or sell it. Mr. Patel expressed his interest in developing the lot and not selling it.

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

A motion was made by Commissioner Robinson to recommend approval of this agenda item with the conditions outlined by staff. Seconded by Commissioner Williford; motion carried (6-0).

Aye: 6 - Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

6.

Updates of Council action for Planning agenda items on April 11, 2017:

- A. Ordinance for Case No. S-1113R-SF-7, Church of the Apostles
- B. Ordinance for Case No. PD-242R2-HC, ALOFT & Future Hotel
- C. Ordinance for Case No. PD-289-C, Coppell Middle School West Addition
- D. Ordinance for Case No. PD-221R3R2-HC, Point West, PH 2
- E. Ordinance for Case No. PD-290-LI, BMSC/Naterra No. 2
- F. S-1261-C, Wing Stop

Ms. Diamond advised the commissioners of Council's actions on April 11, 2017, and stated that all of the above items had been approved. The ordinance

for Wing Stop will be sent to Council in May.

**Adjournment**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 6:47 p.m.

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Glenn Portman, Vice Chairman

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Ashley Owens, Planning Secretary