



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, January 18, 2018

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Ed Maurer

Commissioner Doug Robinson

Commissioner George Williford

PRESENT:

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

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner; Desiree Hall, Administrative Technician; 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, January 18, 2018, in the Council Chambers at 255 E. Parkway Boulevard.

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

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

Chairman Haas called the meeting to order at 6:34 p.m.

3. Nomination and election of Chairman and Vice Chairman.

A motion was made by Commissioner Williford, seconded by Commissioner Robinson, to reappoint Commissioner Haas as Chair. The motion passed by unanimous vote. (7-0)

A motion was made by Commissioner Robinson, seconded by Commissioner Williford, to reappoint Commissioner Portman as Vice Chair. The motion passed by unanimous vote. (7-0)

4. Consider approval of the minutes for December 21, 2017.

A motion was made by Vice Chair Portman, seconded by Commissioner Blankenship, to approve the minutes as written. The motion passed (5-0). Commissioner Maurer and Commissioner Robinson abstained.

5. CONTINUED PUBLIC HEARING:

Consider approval of PD-292-SF-12, Coppell Middle School East, a zoning change request from SF-12 (Single Family-12) to PD-292-SF-12 (Planned Development 292-SF-12) to allow the construction of a concession and restroom facility, bleachers, press box, parking and the addition of lighting for the existing track and football field, on 24.7 acres of property located at 400 Mockingbird Lane, at the request of Coppell Independent School District, being represented by Louis Macias, Jr. Director of Facilities, CISD.

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. This item was continued from the December 21, 2017, Planning and Zoning Commission Meeting. She stated that she was informed that the City and CISD will not be entering into an Interlocal Agreement for joint use of the facilities. She explained that CISD held a Town Hall meeting at the Coppell Middle School East cafeteria on January 11th. There were approximately 150 citizens in attendance. CISD's presentation noted that they had met with representatives of the neighborhood and based on those discussions, they are revising the proposal as follows:

- Lower profile of bleachers & press box (remove film deck); seating not to exceed 300.
- No Sunday activities for CISD or City use.
- No lights or sound system after 9:00 PM.
- Sound system at or less than 50 decibels at school property lines.
- Parking expansion moved from Falcon Lane to area between Mockingbird Elementary and CMSE.
- Restrooms & concession stand locked when not in use by CISD or City.
- Allow for community use of track when not in use by CISD or City; could be restricted if property is damaged.
- All of these restrictions will be detailed in the inter-local agreement between CISD and City.

Ms. Diamond stated that the applicant revised exhibits and provided them to staff today. The revisions to the exhibits included:

- the deletion of the proposed parking on Falcon Lane (Revised Site Plan)
- the reconfiguration and expansion of the existing parking lot north of the middle school to have a net increase in of 43 parking spaces, (Revised Site

Plan)

- the revisions to the size of the bleachers to reflect 300 seats, and reduction of the height to 8'4", and (Revised Site Plan and Bleachers Plan View and Sections)
- the revised elevations of the press box to delete the fenced in film deck, reducing the overall height of bleachers and the press box to less than 20 feet. (Revised Press Box)

Ms. Diamond stated that staff is recommending approval subject to the above listed revisions and to the following conditions:

1. Additional comments will be generated at the time detail engineering review of the grading, drainage, utility and paving plans.
2. Sheet C-6 being revised to define brick colors, correct the elevation directions, etc.
3. Insuring access to the concession/restroom facility are ADA complaint.
4. Correct the height of the light fixtures to 70' on Sheets C-3 and C3a to reflect the height as specified on the Photometric Study.
5. Correct the size of the concession/restroom facility in the table on Sheets C-3, C-3a and C-3b.
6. Include the location, size, height, etc. of the electronic score board.
7. Include additional information on the speaker system, type location, etc.
8. The additional details of the press box will be required at the time of permitting.
9. Applicable plans shall be revised to reflect all conditions, as recommended.

Ms. Diamond stated that as of 11:00 a.m. on January 12, 2018, the following written responses have been received:

37 in opposition within the 200-foot notification area
4 in favor within the 200-foot notification area
1 undecided within the 200-foot notification area

8 in opposition between the 201-800 foot notification area
0 in favor between the 201-800 foot notification area

4 in favor outside of 800 feet

Louis Macias, CISD, 200 S. Denton Tap Road, Coppell, TX, 75019, was present to address questions and concerns from the commission.

Chairman Haas asked what days the football games are played. Mr. Macias stated that they are played on Monday or Tuesday evenings. They typically start around 4:30 and end around 8:30 p.m. Mr. Macias stated that track events are held at the high school track.

Chairman Haas asked about the possibility of a PTO meeting being held on the same night as a football game. Mr. Macias stated that school principals are required to be at football games, and it would be highly unlikely that a football game and a PTO meeting would be held on the same night.

Chairman Haas asked about the field being lit during the morning hours. Mr. Macias stated that when the time changes, there is about an hour in the morning where the field will need to have some lights on. Mr. Macias informed

the commission that the lighting system is completely automated, and the controls will not allow for the lights to be left on past 9 p.m. It is also possible for only one or two poles to be on in the morning instead of the entire system.

Mr. Macias stated that the sound system will not be used during the morning practices.

Chairman Haas asked how many people typically attend middle school football games. Mr. Macias stated that there might be around 150 to 200 people.

Commissioner Guerra asked Mr. Macias how the CISD bond oversight committee was formed and what their role is. Mr. Macias stated that the committee is made up of community members and they are tasked with making sure the district completes what the community voted for.

Commissioner Blankenship asked if the track was open to use by the residents. Mr. Macias stated that the track is open for use by the community.

Chairman Haas asked those who were in favor to speak. The following people spoke:

Jason Spoor, 735 Hawk Lane, Coppell, TX, 75019.
Ellen Orr, 810 Mallard Drive, Coppell, TX, 75019.
Stephanie Waddill, 914 Elmvalle Court, TX, 75019.
Cherie Walker, 400 Hawk Court, Coppell, TX, 75019.
Candy Sheehan, 321 Quiet Valley, Coppell, TX, 75019.
Craig Able, 1401 College Parkway, Lewisville, TX, 75019.
Steve Mobley, 313 Dunlin Lane, Coppell, TX, 75019.
Lisa Knowlton, 855 Pelican Lane, Coppell, TX, 75019.
Tricia Sullivan, 953 Falcon Lane, Coppell, TX 75019.
Lisa Pehl, 111 Winding Hollow Lane, Coppell, TX, 75019.
Laura Springer, 344 Lakewood Court, Coppell, TX, 75019.
Missy Yates, 204 Mockingbird Lane, Coppell, TX, 75019

The following people spoke in opposition:

David Warner, 841 Falcon Lane, Coppell, TX, 75019.
Melba Downing, 325 Springoak, Coppell, TX, 75019.
Greg Frnka, 721 Dove Circle, Coppell, TX, 75019.
Mike Wilcox, 910 Mallard Drive, Coppell, TX, 75019.
Terry Danby, 345 Springoak Lane, Coppell, TX, 75019.
Justin Smith, 833 Redcedar Way Drive, Coppell, TX, 75019.
Bill Lamb, 548 Briarglen Drive, Coppell, TX, 75019.
Kathleen Vent, 228 Mockingbird Lane, Coppell, TX, 75019.
Doc Gibbs, 329 Springoak Lane, Coppell, TX, 75019.

The main citizen concerns were the impact on their homes including:

Lighting Disturbance
Sound Disturbance
Traffic/Parking

Chairman Haas closed the Public Hearing.

The commission recessed at 8:40 for a break and reconvened at 8:48 p.m.

Sid Grant, Associate Superintendent at CISD, 200 S. Denton Tap Road, Coppell, TX, 75019, was also present to address the citizens' and the commission's concerns.

Commissioner Guerra asked what the long-term engagement plan will be for the neighbors after the facility renovations are completed. Mr. Grant stated that neighbors can email, access CISD website, or call staff directly to voice complaints.

Commissioner Maurer asked if the number of events at the field could be limited to a certain number. Mr. Grant stated that the number will be generally limited to football and soccer events.

Commissioner Blankenship asked Mr. Macias if the school can turn off the lighting system if a football game ends early. Mr. Macias stated that yes, they have the ability to turn the system off.

Discussion ensued between the commission about concessions that CISD has brought forward as well as the conditions from staff.

A motion was made by Commissioner Williford, seconded by Vice Chair Portman, to recommend approval of this agenda item with the conditions outlined by staff, additional conditions added by CISD as summarized below, and added that there should be additional landscape screening along the north and east property lines adjacent to the alley, and all field activities should be limited to CISD activities only.

Conditions:

1. Additional comments will be generated at the time detail engineering review of the grading, drainage, utility and paving plans.
2. There will be additional comments on the revised parking layout as relocated between Mockingbird Elementary and CMSE.
3. Include the following notes on the exhibits, to be incorporated into the PD Ordinance:
 - a. There shall be no Sunday activities for CISD use.
 - b. The community shall be allowed to use track when not in use by CISD; could be restricted if property is damaged.
 - c. The use of these facilities shall be limited to CISD only.
4. Concession Restroom Facility:
 - a. Revise Sheet C-6 being to define brick colors, correct the elevation directions, etc.
 - b. The concession/restroom facility will be ADA complaint.
 - c. Restrooms & concession stand shall be locked when not in use by CISD.
 - d. Correct the size of the concession/restroom facility in the table on Sheets C-3, C-3a and C-3b
5. Lighting:
 - a. Correct the height of the light fixtures to 70' on Sheets C-3 and C3a to reflect the height as specified on the Photometric Study.
 - b. No lights after shall be permitted after 9:00 PM.
 - c. Only lights on one side of the field shall be permitted in the morning.
6. Include the location, size, height, etc. of the electronic score board.

7. Speaker System:

- a. Include additional information on the speaker system, type location, etc.
- b. The sound system shall be 50 decibels or less at school property lines.
- c. The use of the sound system shall not be permitted prior to 8:00 a.m.
- d. The use of the sound system shall not be permitted after 9:00 p.m. in the evening, and shall only be used for games, and not practice.

8. Bleachers/Pressbox:

- a. The additional details of the press box will be required at the time of permitting.
- b. Revised profile of bleachers & press box (removed film deck) with seating not to exceed 300 (as shown on the plans)

9. Landscaping/Screening

- a. Submit a landscape plan indicating additional screening (overstory trees) along the north and east property lines adjacent to the alley.

The motion passed by unanimous vote. (7-0)

6.**PUBLIC HEARING:**

Consider approval of Case No. PD-136R4-LI RumbleOn, a zoning change request from PD-136R3-LI (Planned Development District-136 Revision-3 Light Industrial) to PD-136R4-LI (Planned Development District-136 Revision-4 Light Industrial) to allow internet-based motorcycle sales and ancillary uses within a 58,500-square foot lease space and to permit additional vehicle parking in the truck court at 4301 Patriot Drive, at the request of DCT Trade Center, being represented by Bobby Pross, Pross Design Group, Inc..

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

1. All parking spaces shall solely be used for customer and employee parking.
2. There shall be no motorcycle display outside of the building.
3. At no time shall there be signs/banners/painting on windows, etc. on any motorcycle indicating that it is for sale.
4. Motorcycle repair within the building shall be limited to battery replacement, oil changes, tire changes and washing.
5. Variance to the landscaping requirement for the parking being striped in the truck dock area that is not exempt parking.
6. Circulation paths within the building shall be striped to ensure that inventory does not block egress.
7. The occupancy of this building for this use shall adhere to all Building, Fire, and Environmental Codes.
8. There may be additional comments at the time of permitting.

Chairman Haas asked Ms. Diamond how the oil from the oil changes will be disposed. Ms. Diamond replied that they will have to comply with the environmental health codes, and at the time of permitting all of that will be reviewed.

Commissioner Maurer asked Ms. Diamond why there was a restriction on the type of repairs that can be performed on the motorcycles. Ms. Diamond stated that the zoning on the property limits the to repairs light repairs. Chairman Haas asked how that is enforced. Ms. Diamond stated the city code inspectors

will be ensuring that they are complying with the ordinances.

Dave Castro, DCT DFW Trade Center, LLC, 5430 LBJ Freeway, Suite 1030, Dallas, Texas, 75240, was present to address questions and concerns from the commission. Mr. Castro agreed with the conditions presented by staff.

Jay Goodard, RumbleOn, 7424 Hillshire Lane, Irving, Texas, was present to address questions and concerns from the commission.

Commissioner Robinson asked how fuel is being transported and stored onsite. Mr. Goodard stated that motorcycles hold very little fuel and that there will be no fuel or tires stored onsite.

Commissioner Blankenship asked if there will be any test drives performed. Mr. Goodard replied that there will not be any.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Robinson, seconded by Vice Chair Portman, to recommend approval of this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

7.

PUBLIC HEARING:

Consider approval of Case No. PD-294-C, Alpine Wash, White Glove Express Addition, Lot 1R1, Block A, a zoning change request from S-1074RR-C (Special Use Permit-1074 Revision 2-Commercial) to PD-294-C (Planned Development District-294-Commercial) to amend the Detail Site Plan to allow the renovation and expansion of existing car wash facility to include self-service vacuums on 1.020 acres on property located at 250 S. Denton Tap Road, at the request of Mark Lockwood, A Plus Design Group.

Mary Paron-Boswell, Senior Planner, introduced the case with exhibits. Ms. Paron-Boswell stated that staff is recommending approval subject to the following conditions:

1. There may be additional comments during the site plan review.
2. A replat will be required to relocate the fire lane on the property.
3. All proposed signage shall comply with ordinance requirements.
4. The vacuum operation shall be fully enclosed and vacuum stanchions shall be inoperable when the car wash is closed.
5. The existing landscaping along the western property line shall be maintained and enhanced if necessary.
6. Hours of operation be limited to 7 a.m. to 7 p.m.

Ms. Paron-Boswell stated that as of January 18, 2018, the following written responses have been received:

1 in favor within the 200-foot notification area

1 undecided between the 201-800 foot notification area

Chairman Haas asked Ms. Paron-Boswell where the location of the vacuum motors will be placed. Ms. Paron-Boswell stated that the vacuum motors will be placed inside the building.

Randy Brown, Dallas, Texas, was present to address questions and concerns from the commission.

Commissioner Blankenship asked how many cars will the stacking hold. Mr. Brown stated that the stacking could hold 10 and 12 cars.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Robinson, seconded by Vice Chairman Portman, to recommend approval of this agenda item with the conditions presented by staff. The motion passed by unanimous vote.
(7-0)

8.

PUBLIC HEARING:

Consider approval of Case No. PD-217R2-C, Doggie's Wonderland, a zoning change from C (Commercial) and PD-217R-C (Planned Development District-217 Revised-Commercial) to PD-214R2-C (Planned Development District Revision-2-Commercial) to amend and expand the Detail Site Plan for the existing 0.692 acre Doggie's Wonderland site and to allow the construction of an approximate 3,000 square foot building for a kennel (rescue), self-service pet wash and bakery use on 0.439 acres and to establish a Concept Plan for future development on the remaining 0.346 acres, for a total of 1.479 acres of land located on the east side of Denton Tap Road between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.

Ms. Paron-Boswell introduced the case with exhibits. Ms. Paron-Boswell stated that staff is recommending approval subject to the following conditions:

1. A grease trap shall be required for the bakery.
2. Hours of operation for the pet wash not exceed those for Doggie Wonderland.
3. A shared parking agreement be in place for Lots 4R and 5.
4. A shared dumpster agreement be in place for Lots 4R, 5 and 6.

Chairman Haas asked Ms. Paron-Boswell what the size of the grease trap will be that is installed. Ms. Paron-Boswell stated that it is based on the Plumbing Code.

Josh Barton, P.E., G&A Consultants, LLC, 111 Hillside Drive, Lewisville, Texas, 75057, was present to address questions and concerns from the commission. Mr. Barton agreed with the conditions presented by staff.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Vice Chair Portman, seconded by Commissioner Williford, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (7-0)

9.

PUBLIC HEARING:

Consider approval of Northlake Woodlands Center Addition, Lots 4R, 5 and 6, Replat and Minor Plat, being a replat of Northlake Woodland Center Addition, Lot 4, Block A and a Minor Plat of 0.815 acres; into three lots to allow the retention of the existing Doggie's Wonderland building on Lot 4, and the creation of two additional lots for a new multi-use dog shelter/pet wash and bakery on proposed Lot 5 and a concept building for Lot 6, on 1.479 acres of land located on the east side of Denton Tap Road, between E. Bethel School Road and Vanbebber Drive, (120 E. Bethel School Road and 400 S. Denton Tap Road), at the request of TKL Real Estate Investment, Inc.; being represented by Josh Barton, P.E., G&A Consultants, LLC.

STAFF REP.: Mary Paron-Boswell

Ms. Paron-Boswell introduced the case with exhibits. Ms. Paron-Boswell stated that staff is recommending approval subject to the following conditions:

1. There may be additional comments generated at the time of Detail Engineering review.
2. Plat shall not be filed until zoning is approved.

Josh Barton, G&A Consultants, LLC, was present to address questions and concerns from the commission. Mr. Barton agreed with the conditions presented by staff.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve this agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (7-0)

10.

Update of Council action for Planning agenda items on January 9, 2018:

- A. S-1263-C, Biryani Express
- B. S-1262R-LI, Driversselect

Ms. Diamond advised the commissioners of Council's actions on January 9, 2018, and stated that the above items had been approved.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 10:31 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary