



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, July 19, 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, and Commissioner Doug Robinson

ABSENT: Commissioner George Williford

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner; George Marshall, Engineering Manager; 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, July 19, 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. Consider approval of the minutes for June 21, 2018.

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

4.

PUBLIC HEARING:

Consider approval of PD-259R-SF-7&9, Blackberry Farm, being a zoning change request from PD-259-SF-7&9 (Planned Development 259-Single Family-7 & 9) to PD-259R-SF-7&9 (Planned Development Revised 259-Single Family-7 & 9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots on 54.8 acres of land located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), at the request of Denton Creek Land Company Ltd. And Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

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

- A. The exterior of a maximum of 18 single family residences in this development shall be permitted to be constructed with stucco exterior finish in lieu of masonry as required in the Comprehensive Zoning Ordinance. Stucco as used in this ordinance shall be defined as continuous plaster or mortar of seven-eighths (7/8") of an inch thickness over wood frame with metal lath and elastomeric topcoat. All single family residences permitted to be of stucco material or plaster shall be of earth tone color.
- B. Minimum 25-foot front building line shall be provided for all single family lots.
- C. Homes built on Lot 1 and Lot 20 in Block D shall have a minimum size of 2,800 square feet.
- D. Sidewalks will be constructed at time of house construction on all single family lots.
- E. No alley will be provided for any lots.
- F. Hardscapes consisting of masonry, wood, stucco where home is stucco, and/or metal courtyard wingwalls and screening to a maximum height of eight (8) feet shall be permitted in the front yard, but must be behind the 25-foot front building setback. Additional clarification is required.
- G. A drainage flood study approved by the City Engineer will be required with the submission of prior to filing a Final Plat for Phase 1 of this development. Stream bank erosion protection will require approval by the US Army Corps of Engineers. No Final Plats may be filed or work commenced prior to that approval.
- H. There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.
- I. The center island in the cul-de-sac at the east end of Persimmon Drive shall be constructed of cobblestone patterned concrete and shall be maintained by the Homeowners Association.
- J. The Homeowners Association shall be responsible to maintain the stabilization along the creek bank of Denton Creek from erosion. Each lot owner shall be notified and provide a hold harmless agreement by separate instrument stating that the City and Developer are not liable for future erosion of the creek bank.

- K. The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development.
- L. Tree mitigation fees of \$125,000 must be paid prior to construction.
- M. Park fees are required in the amount of \$1285 per lot.
- N. The creek crossing shall be a concrete single arch culvert with a stone pattern and textured concrete or natural stone veneer and a steel rail on a reinforced concrete base.
- O. This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G- 20.
 - a. Staff will review of the Erosion Control Setback Exhibit prior to filing the Final Plat of Phase One
- P. Retaining Walls are to be constructed of stone and maintained by the lot owner. If the owner fails to maintain the wall, the Homeowners Association has the right to repair the wall and assess the lot owner. City has no responsibility for the retaining walls on private property.
- Q. There will be additional comments at the time of Detail Engineering Review.
- R. Detail Site and Landscape Plan for Lot 2X and the screening wall entry feature shall be attached to this PD and shall be subject to:
 - a. The farm house at the subdivision entrance will not be used or occupied as a residence or retail business, except occasional sales of seasonal botanical gardening materials.
 - b. The development of Lot 2X and the entry features be constructed prior to the issuance of a building permit for the first home, other than a model home.

Terry Holmes, Holmes Builders, 225 State Highway 121, Suite 120, Coppell, TX, was present to address questions and concerns from the commission.

Chairman Haas opened the Public Hearing. The following people spoke:

David Bell, 913 Parker Drive, Coppell, TX, 75019, was undecided.
Marla Williams, 137 Hollywood Drive, Coppell, TX, 75019, was undecided.
Mardi Crowley, 204 Hollywood Drive, Coppell, TX, 75019, was undecided.
Sam Crowley, 204 Hollywood Drive, Coppell, TX, 75019, was undecided.
Rajeev Bellubbi, 108 Hollywood Drive, Coppell, TX, 75019, was undecided.
Daniel Fuller, 120 Hollywood Drive, Coppell, TX, 75019, was undecided.
Rajiv Lulla, 112 Hollywood Drive, Coppell, TX, 75019, was undecided.

The main citizen concerns were:

Drainage
Retaining walls
Animal and pest control

George Marshall, Engineering Manager, addressed questions and concerns from the commission related to drainage and grading.

Chairman Haas closed the Public Hearing.

Discussion ensued regarding creek maintenance and the City providing a sidewalk connector between the property and Lakeside Elementary.

A motion was made by Vice Chairman Portman, seconded by Commissioner Guerra, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (6-0)

5. Consider approval of Blackberry Farm, Preliminary Plat, a revised preliminary plat to subdivide 54.8 acres of property to permit the development of 74 single-family lots and nine (9) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & 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 the following conditions which were additions to the conditions on the preliminary plat:

- 11. No alley will be provided for any lots.**
 - 12. A drainage flood study approved by the City Engineer will be required prior to the filing of final plat for Phase 1 for this development.**
 - 13. There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.**
 - 14. The Homeowners Association shall be responsible to maintain the stabilization along the creek bank of Denton Creek from erosion. Each lot owner shall be notified and shall provide a hold harmless agreement by separate instrument stating that the City and Developer are not liable for future erosion of the creek bank.**
 - 15. The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development.**
 - 16. This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G-20.**
 - 17. Stream bank erosion protection will require approval by the US Army Corps of Engineers. No Final Plats may be filed or work shall commence prior to that approval.**
- And correcting note #6 to delete Lot 15, as this is not a corner lot.**

Terry Holmes, Holmes Builders, 225 State Highway 121, Suite 120, Coppell, TX, was present to address questions and concerns from the commission. Mr. Holmes agreed with the conditions presented by staff

A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to approve this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (6-0)

6. Consider approval of Blackberry Farm PH 1, Final Plat, a Final Plat of PH 1 to subdivide 36.5 acres of property to permit the development of 54 single-family lots and eight (8) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & 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 the following conditions:

11. No alley will be provided for any lots.
 12. A drainage flood study approved by the City Engineer will be required prior to the filing of Final Plat for Phase 1 of for this development.
 13. There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.
 14. The Homeowners Association shall be responsible to maintain the stabilization along the creek bank of Denton Creek from erosion. Each lot owner shall be notified and shall provide a hold harmless agreement by separate instrument stating that the City and Developer are not liable for future erosion of the creek bank.
 15. The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development.
 16. This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G-20.
 17. Stream bank erosion protection will require approval by the US Army Corps of Engineers. No Final Plats may be filed or work shall commence prior to that approval.
- And correcting note #6 to delete Lot 16, as this lot has been incorporated into Lot 6X.

Terry Holmes, Holmes Builders, 225 State Highway 121, Suite 120, Coppell, TX, was present to address questions and concerns from the commission.

A motion was made by Chairman Haas, seconded by Commissioner Maurer, to approve this agenda item with the conditions outlined by staff as well as the added condition. The motion passed by unanimous vote. (6-0)

7.

PUBLIC HEARING:

Consider approval of PD-197R4-H, Live/Work Lot 1, Block B, Old Coppell Townhomes (Piepkorn), being a zoning change request from PD-197R-H (Planned Development-197 Revised- Historic) to PD-197R4-H (Planned Development-197 Revision 4 - Historic) to attach a Detail Site Plan for one two-story, 3,000 square foot live/work building on 0.255 acres of property located at the southeast corner of S. Coppell Road and McNear Drive, at the request of Shaun Piepkorn, prospective purchaser.

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 grant easements and right-of-way dedications.
3. All proposed signage shall comply as shown and any new signage shall comply with ordinance requirements.

Shaun Piepkorn, 12428 Lonesome Pine Place, Fort Worth, TX, 76244, was present to address questions and concerns from the conditions. Mr. Piepkorn in agreement with conditions. Mr. Piepkorn agreed with the conditions presented by staff.

Chairman Haas opened the Public Hearing. The following people spoke:

Michael Elliott, 542 Mobley Way, Coppell, TX, 75019, was undecided.

Debra Elliott, 542 Mobley Way, Coppell, TX, 75019, was undecided.

The main citizen concerns were:

Emergency exit access

No parking on McNear

Sidewalks

Chairman Haas closed the Public Hearing.

Discussion ensued between the commissioners including an explanation of the need for the fence and the setback isn't adjacent to the existing home on the abutting lot.

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to recommend approval of this agenda item with the conditions presented by staff. The motion carried (5-1).

Aye: 5 - Vice Chairman Portman, Commissioner Blankenship, Commissioner Guerra, Commissioner Maurer, and Commissioner Robinson

Nay: 1 - Chairman Haas

8.

PUBLIC HEARING:

Consider approval of PD-197R5-H, Live/Work Lot 1, Block A, Old Coppell Townhomes (Robertson), being a zoning request from PD-197R-H (Planned Development-197 Revised- Historic) to PD-197R5-H (Planned Development-197 Revision 5 - Historic) to attach a Detail Site Plan for two, two-story 3,000 square foot live/work buildings on 0.27 acres of property located at the northeast corner of S. Coppell Road and McNear Drive, at the request of R.L. Robertson, LLC, being represented by Greg Frnka, GPF Architects.

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 building permit and detailed engineering review.
2. A replat will be required to subdivide the lots and to provide easements and right-of-way dedications
3. All proposed signage shall comply with ordinance requirements.
4. Wood garage doors be provided in lieu of metal doors.
5. Additional landscaping detail for the parking island on Coppell Road.
6. Removal of the two rear parking spots and replace with sod/ground cover.
7. Provide sod/ground cover and shrubs along the rear portion of the lot outside of the fenced area.
8. To allow an eight-foot wood fence in lieu of a six-foot fence.
9. To provide the 15' setback along McNear Drive.

Chairman Haas opened the Public Hearing. The following person spoke:

Michael Elliott, 542 Mobley Way, Coppell, TX, 75019, spoke regarding the building type.

Chairman Haas closed the Public Hearing.

Greg Frnka, GPF Architects, 413 W. Bethel Road, Suite 202, Coppell, TX, 75019, was present to address questions and concerns from the commission.

A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to recommend approval of this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (6-0)

9.

PUBLIC HEARING:

Consider approval of PD-242R4-HC, Holiday Inn Express, being a zoning change request from PD-242R2-HC (Planned Development-242 Revision 2-Highway Commercial) to PD-242R4-HC (Planned Development-242 Revision 4-Highway Commercial), to revise the Detail Site Plan to allow one five-story hotel, with a minimum of 125 guest rooms on the northern 2.4 acres on property located south of Northpoint Drive, east of S.H. 121 at the request of Northpoint Hotel Group, LLC, being represented by Suketu Patel.

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

1. There will be additional comments during detail engineering and building permit review.
2. This property will be required to be replatted prior to issuance of a building permit, incorporate the additional land and shall reflect all existing and proposed access, fire lane and utility easements, shared parking and dumpster facilities.
3. Revise the landscape plan to provide a minimum of 10 overstory trees along within this 20' wide landscape buffer area (for both lots). Consider including ornamental trees and /or shrubs along the front elevation of the building.
4. Provide additional details on the attached and monument sign (size, color, materials, etc.).
5. Drafting issues:
 - a. Include all existing and proposed easements on the Site Plan and Landscape Plans, but delete the existing and proposed utility lines within those easements.
 - b. Remove the notations "by this plat" on the Fire Lane and Mutual Access Easements.
 - c. Remove the Fire Lane notes and the hatching which encroach into the parking spaces along the east property line.

Suketu Patel, Northpoint Hotel Group, LLC, 768 Lexington Avenue, Coppell, TX 75019, was present to address questions and concerns from the commission. Mr. Patel 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 Commissioner Robinson, seconded by Commissioner Guerra to recommend approval of this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (6-0)

10. Update of Council action for Planning agenda items on July 10, 2018:
- A. Ordinance for PD-221R3R3-HC, Point West - Sun Holdings
 - B. PD-292R-SF-12, Coppell Middle School East
 - C. Boards and Commissions

Ms. Diamond advised the commissioners of Council's actions on June 21, 2018 and stated that Items A and B had been approved, and that the Boards and Commissions application process is about to begin.

Adjournment

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 9:27 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary