



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, November 15, 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 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; Kumar Gali, Assistant Director of Public Works/Engineering; Ashley Owens, Deputy City Secretary; Kami McGee, 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, November 15, 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.

6:00 p.m. 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 October 18, 2018.

A motion was made by Commissioner Williford, seconded by Vice Chair Portman, to approve the minutes as written. The motion passed (6-0). Chairman Haas abstained.

4.

PUBLIC HEARING:

Consider approval of PD-296-LI, Samaritan's Purse, a zoning change request from LI (Light Industrial) to PD-296-LI (Planned Development-296- Light Industrial) to allow a 85,220 square foot office warehouse building on 10.683-acres of land located on the west side of Creekview Drive, approximately 500 feet north of Bethel Road (adjacent the gas well site), at the request of Samaritan's Purse, being represented by David Bond, Spiars Engineering, Inc.

STAFF REP.: Mary Paron-Boswell

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. Additional comments may be generated upon detail engineering review and building permit.
2. All landscape areas shall be irrigated.
3. A tree removal permit shall be required prior to the removal of any trees.
4. All signage must meet ordinance requirements.
5. Tree mitigations fees shall be paid prior to the removal of any trees.
6. Approve the three modification requests:
 - a. To allow trees planted outside of the 15-ft landscape setback along Creekview Drive as shown.
 - b. No screening shrubs along the west property line adjacent to the parking area.
 - c. To allow the existing 27 trees within and additional 9 trees just outside of the western setback to account for the 36 required trees.

Greg Yancey, Main Street Coppell, Ltd., 4956 N. O'Connor Rd, Irving, TX, 75062, was present to address questions and concerns from the commission.

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 Chairman Portman, seconded by Commissioner Robinson, to approve the agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

5.

Consider approval of Samaritan's Purse Addition (Fellowship Addition), Lot 1, Block A - Minor Plat, a minor plat to establish a lot with the necessary easements for the proposed Planned Development of Samaritan's Purse (PD-296-LI), containing 10.683-acres of land located on the west side of Creekview Drive, approximately 500 feet north of Bethel Road (adjacent the gas well site), at the request of Samaritan's Purse, being represented by David Bond, Spiars Engineering, Inc.

STAFF REP.: Mary Paron-Boswell

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. Additional comments may be generated upon detail engineering review and building permit.
2. Label the creek to the west of this site.
3. Label the access easement from the parking lot to the creek.
4. Call out private versus public easements.
5. Label 20'ft erosion hazard setback.
6. Label all iron rods.

A motion was made by Commissioner Williford, seconded by Commissioner Guerra, to approve the agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

6.

PUBLIC HEARING:

Consider approval of PD-295-HC, Archway 121, a zoning change request from HC (Highway Commercial) to PD-295-HC to establish a Concept Site Plan for gas station, hotel, retail, restaurants and office uses on 8.7 acres and a Detail Site Plan for a Convenience Food Store with gas pumps on 2.14 acres of property located at the southeast corner of SH 121 and Freeport Parkway, at the request of Archway 121 Coppell Ltd., being represented by Chase Helm, Winkelmann & Associates, Inc. STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that staff is recommending DENIAL of PD-295-HC, Archway 121, due to non-compliance issues, land use concerns and lack of addressing the vision as set forth in the Highway Commercial (HC) Zoning District, as well as, the Freeway Special District designation on the Comprehensive Plan.

Eric Hawk, Archway 121 Coppell Ltd., 13430 Northwest Frwy, Ste 395, Houston, Texas, 77040, the land owner, was present to address questions and concerns from the commission.

Michael Clark, Winkelmann & Associates, 6750 Hillcrest Plaza, Ste 325, Dallas, TX 75230 was present to address questions and concerns from the commission regarding the concept plan overall.

Jake Petras and Mike Talcot, Quik Trip, 1120 Industrial Blvd., Euless, TX 76039 were present to address questions and concerns from the commission regarding real estate site selectio for the Quik Trip.

Tony Callaway, Callaway Architecture, 1207 Hampshire Lane, Richardson, TX, was present to address questions and concerns from the commissions regarding the architectual theme and concept plans.

After discussion, Commissioner Robinson suggested to continue working with staff and to focus on the following items:

1. Reduction in density of development.
- 2 Moving Quik Trip from the hard corner, down the access road, to avoid this

use at the entry point.

The applicant accepted the suggestion to table the public hearing and to work with City Staff.

A motion was made by Commissioner Portman, seconded by Commissioner Williford, that this case be tabled with the Public Hearing left open until the January, 17, 2019 Planning & Zoning meeting.

Adjournment

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 8:27 p.m.

Edmund Haas, Chairman

Kami McGee, Planning Secretary