



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, July 18, 2019

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 Jim Walker

PRESENT: Chairman Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Jim Walker and Commissioner Ed Maurer.

Also present were Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Coordinator; Mindi Hurley, Director of Community Development; Kumar Gali, Assistant Director of Engineering; Kami McGee, Planning Secretary; Suzanne Arnold, Chief Building Inspector; John Elias, Parks Manager; and Tim Oates, Fire Marshal.

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, met in Work Session at 6:00p.m., and in Regular Session at 6:30p.m. on Thursday, July 18, 2019, held in Council Chambers at 255 E. Parkway Boulevard.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

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

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

Discussion regarding agenda items.

The Planning & 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)

1. Call to order.

Chairman Haas called the meeting to order at 6:40 p.m.

2. Consider approval of the minutes for June 20, 2019.

A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to approve the minutes as written. The motion passed unanimously, (7-0).

3. PUBLIC HEARING:

Consider approval of PD-260R2-R, Trinity River Kayak, zoning change request from PD-260R-R (Planned Development-260-Revised-Retail) to PD-260R2-R (Planned Development-260-Revision 2-Retail) to amend the site plan to allow for a canopy and storage building, an enclosed metal storage container and to use the existing building as a live/work residence; by allowing variances to the Zoning Ordinance including: allowable use and encroachment into the required setback on 1.49 acres of property located 1601 E. Sandy Lake Road, at the request of Jeff Varnell, Varnell Holdings, LLC.

Matt Steer, Development Services Coordinator, presented the case with exhibits. Mr. Steer stated that staff is recommending **APPROVAL** of certain components of the PD subject to the following conditions:

1. The live/work use in the main structure be approved provided that:
 - a. Fire sprinklers are installed.
 - b. The building code requirements for both the commercial and residential components and space allocation (50% residential & 50% commercial) are adhered to.
2. Remove the front yard canopy and storage building. Relocate the personal assets stored in the front yard parking lot.
3. Remove the shipping container and replace with an accessory structure less than 150 square feet setback from rear property line by a minimum of three feet.
4. If the front yard canopy and storage building is approved, then:
 - a. A building permit is required.
 - b. A letter is required from a registered professional engineer attesting to the installation of the structure meeting the intent of the engineered plan.
5. The property must be brought into compliance with all applicable building codes, including obtaining building permits from the city for any work that has or will be done, within 60 days of zoning approval.

Aaron Duncan, 704 Dove Circle, Coppell, TX, representative of applicant Jeff Varnell, was present to address any questions of the Commission.

Suzanne Arnold, Chief Building Official, City of Coppell, was present to address questions of the Commission regarding live-work units, fire suppression systems, and the International Code.

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

Kevin O'Brien, 139 Trinity Court, Coppell, TX
Richard Cook, 128 Trinity Court, Coppell, TX
Chris Howard, 104 Trinity Court, Coppell, TX
Anna Saxon, 124 Trinity Court, Coppell, TX

All speakers stated that they were opposed to this agenda item because views are obstructed from their backyards, the property landscape is not maintained, and that the applicant did not obtain a permit to do the work.

Chairman Haas closed the Public Hearing.

Jeff Varnell, 1601 E Sandy Lake Rd. Coppell, TX, was present to answer questions by the Commission.

A motion was made by Commissioner Robinson, seconded by Commissioner Guerra to recommend approval of the agenda item with modified conditions presented by staff to include revision of item #3, replacing the words "remove the shipping container," with, "allow for replacement of an accessory structure" and delete condition #4, regarding the front yard canopy because it is not applicable. The motion passed, (5-2) with Commissioners Blankenship and Walker opposed.

4.

PUBLIC HEARING:

Consider approval of PD-300-LI, Fire Station #4, a zoning change request from LI (Light Industrial) and PD-194R4R-LI (Planned Development-194-Revision 4 Revised-Light Industrial) to PD-300-LI (Planned Development-300- Light Industrial) to allow a 19,275 square foot Fire Station and a Resource Center on approximately 4.33 acres of property located on the south side of Northpoint Drive, approximately 700 feet east of Royal Lane, at the request of the City of Coppell.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Boswell stated that staff is recommending **APPROVAL** of PD-300-LI, Fire Station #4 & Resource Center, subject to the following conditions:

1. Additional comments will be generated at the time of Detail Engineering review.
2. Approval of the variances to the masonry veneer requirements and the location of the three parking spaces in the front yard.
3. Revise the Landscape Plan per staff comments.

Tim Oates, Fire Marshal, City of Coppell, was present to answers questions of the Commission regarding the

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

Chris Howard, Automobile Club of Texas, Coppell, TX, stated that he supported the agenda item because it will enhance response time for emergency personnel.

Chairman Haas closed the Public Hearing.

A motion was made by Vice Chairmen Portman, seconded by Commissioner Walker, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed, (6-1), with Commissioners Blankenship opposed.

5.

PUBLIC HEARING:

Consider approval of the Diamond Addition, Lots 1 and 2, Block A, Minor Plat/Replat (Fire Station #4), a portion being a replat of the Amberpoint Business Park at Coppell Addition, to provide required fire lanes and easements for the construction of a Fire Station #4 and Resource Center and existing water tower on approximately 6.128 acres of property located on the south side of Northpoint Drive, approximately 700 feet east of Royal Lane, at the request of the City of Coppell.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Boswell stated that staff is recommending **APPROVAL** of the Diamond Addition (Fire Station #4), Lots 1 and 2, Block A, subject to the following conditions being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.
2. Filing subject to the filing of Amberpoint Business Park at Coppell Addition, Lots 2R-3R1 and 2R-3R2, Block A.

Ken Pope, BRW Architects, 3535 Travis Street, Ste. 250, Dallas, TX, was present to answers questions by the Commissioners regarding the building material.

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

A motion was made by Commissioner Walker, seconded by Commissioner Maurer, to recommend approval of the agenda item with the conditions presented by staff. The motion passed, (6-1) with Commissioner Blankenship opposed.

6.

Update on City Council Actions.

Chairman Haas stated that the Commission was updated during Work Session on City Council actions.

7.

Adjournment.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 9:08 p.m.

The City of Coppell acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell-sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Kori Konon, ADA Coordinator, or other designated official at (972) 304-3699, or TDD 1-800-RELAY TX, (1-800-735-2989).

Edmund Haas, Chairman

Kami McGee, Planning Secretary