



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, July 16, 2020

6:00 PM

ZOOM Meeting

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Sue Blankenship

Freddie Guerra

Ed Maurer

Doug Robinson

Jim Walker

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

ABSENT: Commissioner Freddie Guerra

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Kumar Gali, Engineering Assistant Director; Julian Coleman, Audio Video Technician; and Kami McGee, Planning Secretary.

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

Notice is given that the Planning and Zoning Commission of the City of Coppel, Texas, met in Regular Called Session at 6:00 p.m. on Thursday, July 16, 2020, via Zoom Meeting.

As authorized by Section 551.127, of the Texas Government Code, one or more Commission members or employees may attend this meeting remotely using videoconferencing technology.

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 City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The following requirements have been suspended by the governor:

1. A quorum of the Planning & Zoning Commission need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the Planning & Zoning Commission will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where commission is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

This meeting was closed to in person attendance by the public to reduce the spread of COVID-19. A temporary suspension of the Open Meetings Act to allow telephone or videoconference of public meetings has been granted by Texas Governor Greg Abbott. Letters and emails may be submitted by any citizen of the City or other party of interest to express his or her opinion concerning this agenda or other general comments to the Commission. Comments will be read into the record during the Citizens Appearance portion of the meeting. Letters may be addressed to the City of Coppell Planning Division, 255 Parkway Boulevard, Coppell, TX 75019, by email to planning@coppelltx.gov, or by calling the Planning Division at 972-304-3678.

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

1. Call To Order

Chairman Haas called the meeting to order and convened into Work Session at 6p.m.

2. Work Session (Open to the Public)

3. Discussion regarding agenda items.

Regular Session (Open to the Public)

4. Citizen's Appearance.

Chairman Haas advised no one signed up to speak at Citizen's Appearance.

5. Consider approval of the June 18th, 2020 Planning & Zoning minutes.

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

6.

PUBLIC HEARING:

Consider approval of PD-133R4R-HC, Deliman Grill, Drive-Thru Changes, a zoning change request from PD-133R4-HC (Planned Development - 133 Revision 4 - Highway Commercial) to PD-133R4R-HC (Planned Development - 133 - Revision 4 Revised-Highway Commercial), to approve a Detail Site Plan to allow for a digital drive thru menu board with speaker to an existing restaurant drive-thru on 0.88 acres of property located at 605 N. Denton Tap Road, at the request of Jay Khorrami, Deliman's Grill; being represented by Tyler Washburn.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending **APPROVAL** of PD-133R4R-HC, subject to the following conditions:

1. There may be additional comments at the time of Building Permit.
2. Hours of operation remain from 6:00 a.m. to 10:00 p.m., Sunday through Saturday.
3. The volume of the speaker shall not exceed 70 dB at 3-ft.
4. The speaker and microphone to face south, away from the adjacent homes.

Mrs. Paron-Boswell stated that three letters in support of this request had been received.

Commissioner Robinson inquired about the brick and stone requirements at the base of the menu board. Staff stated that there is no visibility of the menu board from the street and based on the location, did not feel it was necessary to require it.

Tyler Washburn, Consultant, 7015 Duffield Dr., Dallas, TX 75248, was present to answer questions by the Commission and stated the applicant was in agreement with conditions outlined by staff.

Commissioner Maurer inquired about the location of the sign in proximity to the building and about pushing the sign around the corner. Staff indicated that the placement was on the south side of the building so that the speaker faced away from the residences and that the HOA was also in favor of this location.

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 Robinson, seconded by Commissioner Blankenship, to approve the agenda item with the conditions presented by staff. The motion passed unanimously, (6-0).

7.

PUBLIC HEARING:

Consider approval of PD-295R-HC, Sheraton Four Points Hotel, a zoning change request from PD-295-HC (Planned Development - 295 - Highway Commercial) to PD-295R-HC (Planned Development - 295 - Revised - Highway Commercial), to approve a Detail Site Plan to allow for a four-story hotel, approximately 73,190 sf on 2.675 acres of property located at the northeast corner of Northwestern Drive and SH 121, at the

request of Archway 121 Coppell, LTD; being represented by Winkelmann & Associates, Inc.
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, presented the case with exhibits and stated that staff is recommending APPROVAL of PD-295R-HC, subject to the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. The property shall be platted to provide required mutual access, fire lanes and easements prior to development.
3. The off-site mutual access easement and fire lane to the north shall be constructed with this project or construction on adjacent lot, whichever comes first.
4. To allow for one loading zone.
5. To allow for a 10-ft setback in lieu of 20-ft on the northeast common boundary line adjacent to the building.
6. To allow for more than 50% parking in the front yard.
7. That the focal point for any art/feature is proposed to be situated on the pedestrian access between the retail and office tract to the northeast.
8. Signs will need to comply with City Ordinances.
9. That the TIA for this overall development be updated with the third phase of development or that the recommended traffic signal be installed with the next phase of development.

Michael Clark, Engineer, Winkelmann & Associates, 6750 Hillcrest Plaza Drive, Ste. 215, Dallas, TX 75230, was present to answer questions by the Commission regarding the surrounding landscape and stated that the applicant agreed to add grass between the developed hotel and mutual access easement/fire lane.

Shamim Choudhury, Alux Construction, 2071 N. College Blvd, Richardson, TX 75080, was present to answer questions by the Commission regarding fencing and stated the applicant would accommodate any city requirements for fencing around the patios.

The Commission discussed the signage requirements and stated that it will need to comply with City ordinance.

Mr. Clark stated the applicant was in agreement that all signage will comply with City ordinances and with all other conditions as outlined by Staff.

Eric Hawk, Owner, Archway 121 Coppell Ltd., 8390 LBJ Freeway, Ste. 565, Dallas, TX 75243, was present to answer questions by the Commission.

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 Robinson, seconded by Vice Chairman Portman, to approve the agenda item with the conditions presented by staff. The motion passed unanimously, (6-0).

8. Update on City Council Items.

Chairman Haas stated that the Commission was updated on City Council items

during Work Session.

9. Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:21p.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 makes requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

Edmund Haas, Chair

Kami McGee, Secretary