



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, February 16, 2023

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

PRESENT: Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Cindy Bishop; Commissioner, Sue Blankenship; and Commissioner, Ed Maurer.

ABSENT: Commissioner, Freddie Guerra

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Michael Garza, Assistant Director of Public Works; Cole Baker, E.I.T., Graduate Engineer; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppell, Texas, met on Thursday, February 16, 2023, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., at Town Center, 255 Parkway Boulevard, Coppell, Texas.

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 Coppell 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.

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

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

Regular Session (Open to the Public)

1. Call to Order

Chairman Haas called the meeting to order at 6:00 p.m.

2. Work Session (Open to the Public)**a. Discussion of agenda items**

Staff briefed the commission on the cases listed on the agenda and answered questions.

Regular Session (Open to the Public)**3. Citizens Appearance**

Chairman Haas advised that no one signed up to speak at Citizens' Appearance.

Provide an opportunity for citizens to address the Planning and Zoning Commission on any matter. Anyone wishing to address the commission should register prior to the start of the meeting. There is a two (2) minute time limit for each citizen to speak however, additional time may be granted by the commissioners.

The Planning and Zoning Commission is not permitted to take action on any subject raised by a speaker during Citizens' Appearance.

4. Consider approval of the December 15, 2022, Planning and Zoning meeting minutes.

A motion was made by Vice Chairman Portman, seconded by Commissioner Bishop, to approve the minutes of the December 15, 2022, Planning and Zoning meeting. The motion passed unanimously, 6-0.

5. Election of Officers

A motion was made by Commissioner Maurer, seconded by Commissioner Blankenship, to elect Edmund Haas as Chair, and Glenn Portman as Vice Chair of the Planning and Zoning Commission. The motion passed unanimously, 6-0.

6. PUBLIC HEARING:

Consider approval of PD-295R3-HC, Starbucks Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R3-HC (Planned Development-295 Revision 3-Highway Commercial), to approve a Detail Site Plan for a Starbucks sit down/drive-thru restaurant on 0.76 acres of property, located on the south side of SH 121, between Freeport Parkway and Northwestern Drive, just northeast of the proposed Popeyes, at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is

recommending approval of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required prior to permitting.
3. Revise the landscape plans and calculations to reflect changes prior to City Council.
4. PD Conditions:
 - a. All building signage shall comply with city regulations.
 - c. Parking shall be allowed in the front yard as shown.
 - d. Trash enclosures should match the brick on the building and have a pedestrian opening.

Clay Cristy, 1903 Central Dr., Bedford, TX 76201, Claymoore Engineering, was present to answer questions of the commission regarding double stacking lanes in the drive through of the Starbucks.

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 Blankenship, to approve the agenda item with staff conditions plus an additional condition that the brick on the monument sign should match the brick used on the building. The motion passed unanimously, 6-0.

7.

PUBLIC HEARING:

Consider approval of PD-295R2-HC, Popeyes Chicken Restaurant, a zoning change request from PD-295-HC (Planned Development-295-Highway Commercial) to PD-295R2-HC (Planned Development-295 Revision 2-Highway Commercial, to approve a Detail Site Plan for a Popeyes Chicken sit down/drive-thru restaurant, on 0.97 acres of property, located on the south side of SH 121, between Freeport Parkway and Northwestern Drive, just southwest of the proposed Starbucks., at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of the request subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. Revise the landscape plans and calculations to reflect changes prior to City Council.
3. PD Conditions:
 - a. Allow for the attached building signage of 62.3-sf as shown on the elevations.
 - b. All other signage shall comply with city regulations.
 - c. Plans for the linear park shall require staff approval.

Clay Cristy, 1903 Central Dr., Bedford, TX 76201, Claymoore Engineering, was present to answer questions of 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 Vice Chairman Portman, seconded by Commissioner

Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

8. Consider approval of Prologis Park One Twenty One Replat Lots 2R-2R1, 2R-2R2 & 2R-2R3, Block B, a replat to create three lots and associated easements and fire lane configuration on 3.77 acres of property located on the south side of SH 121 between Freeport Parkway and Northwestern Drive, at the request of Archway 121 Coppell, LTD, being represented by Clay Cristy of Claymoore Engineering.
STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of Prologis Park One Twenty One Addition, Lots 2R-2R1 through 2R-2R3, Block B, Replat, subject to the following conditions:

1. There may be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at time of tree removal permit.
3. The linear park/focal point shall be constructed concurrent with the development of Lot 2R-2R3.

A motion was made by Commissioner Maurer, seconded by Vice Chairman Portman, to approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

9. Update on City Council items

Chairman Haas stated that the commission was updated on City Council items during Work Session.

10. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 7:26 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary