



Minutes
Planning & Zoning Commission

Thursday, May 21, 2015

6:00 PM

Council Chambers

Commissioner Edmund Haas
(CHAIR)

Commissioner Glenn Portman
(VICE CHAIR)

Commissioner Sue Blankenship

Commissioner Ed Darling

Commissioner George Williford

Commissioner Vijay Sarma

Commissioner Doug Robinson

Present - 7

Pre-Session (Open to the Public) 1st Floor Conference Room

1. Briefing on the Agenda

The Planning Commission was briefed on each posted agenda item in the Workshop Session. No vote was taken on any item discussed.

Regular Session (Open to the Public)

2. Call To Order.

Chairman Haas called the meeting to order.

3. Consider approval of the minutes for March 19, 2015 and April 16, 2015.

A motion was made by Vice Chair Portman to approve the revised minutes for March 19, 2015, seconded by Commissioner Darling; motion carried (7-0).

A motion was made by Vice Chair Portman to approve the minutes for April 16, 2015, seconded by Commissioner Robinson; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

4. Consider approval of the Westhaven PH IIB, Final Plat, to permit the development of 67 residential lots and two (2) common area lots on 12.58 acres of property located south of S.H. 121, approximately 550 feet west of Magnolia Park, at the request of Standard Pacific of

Texas, being represented by Mark Harris, Kimley Horn.

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Planning Director introduced this case to the Commission with exhibits. She stated that staff is recommending approval with one condition which she read into the record.

Mark Harris, Kimley-Horn & Associates, 5750 Genesis Court, Suite 200, Frisco, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.

A motion to approve was made by Vice Chairman Portman, seconded by Commissioner Blankenship; motion carried (7-0) with one condition:

1. There may be additional comments generated upon detailed engineering review.

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

5.

PUBLIC HEARING:

Consider approval of the **Red Hawk Addition, Lots 3R & 5R, Block B, Replat**, being a replat of Lots 3, 4 & 5, Block B, into two lots to allow the construction of one single-family home on 10,713 square feet of property (formally 330-334 Devon Drive) and to replat Lot 5 (326 Devon Drive), to increase to 8,732 square feet, at the request of Creststone Group, Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

STAFF REP.: Matt Steer

Matt Steer, Sr. Planner introduced this case to the Commission with exhibits. He mentioned 12 notices were mailed to property owners within 200 feet of this request. Two returned in favor and none returned in opposition. He stated that staff is recommending approval with no conditions.

Chairman Haas opened the Public Hearing, asking for people who wanted to speak either in favor or opposition or wanted to comment on this request to come forward. No one spoke.

Chairman Haas closed the public hearing and a motion to approve was made by Vice Chairman Portman, seconded by Commissioner Robinson; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

6.

PUBLIC HEARING:

A public hearing to receive input on potential amendments to ***Coppell 2030-A Comprehensive Master Plan*** to revise and/or eliminate **Mixed Use Neighborhood Center** and **Mixed Use Community Center** Future Land Use Designations, and the possible revisions to or repeal of the **"MXD-1" and "MXD-2" Zoning District** regulations as

text change amendments to the *Comprehensive Zoning Ordinance*.

STAFF REP.: Gary Sieb & Marcie Diamond

Gary Sieb, Director of Planning and Marcie Diamond made a presentation to discuss the following items pertaining to mixed use zoning districts with exhibits. The following items were:

1. What this hearing is all about?
2. Why we established mixed use?
3. What mixed use is?
4. Notification Procedure
5. Citizen Input
6. P&Z Commission Considerations

Chairman Haas opened the Public Hearing, asking for people who wanted to speak either in favor or opposition or wanted to comment on this request to come forward, the following people spoke:

(SEE ' EXHIBIT A ' FOR VERBATIM COMMENTS DURING THE PUBLIC HEARING)

Tracy Goyne, 928 Creek Crossing, Coppell, TX
Michell Cohen, 808 Blue Jay Lane, Coppell, TX
Sehnaz Evlioglu, 519 Beverly Drive, Coppell, TX
Debra Dezendorf, 468 Shadowcrest Lane, Coppell, TX
Terry Holmes, 225 E. Hwy 121, Ste 120, Coppell, TX
Marcie Sandall, 432 Beacon Hill Drive, Coppell, TX
Tom Clark, 100 Trailwood Lane, Coppell, TX
Daniel Ebner, 301 Meadowcreek Road, Coppell, TX
Stephen Curran, 601 Tower Court, Coppell, TX
Donny Walker, 308 Forestcrest Lane, Coppell TX
Randy Kemberling, 606 Lake Park Drive, Coppell, TX
Maureen Vanacore, 606 Lake Park Drive, Coppell, TX
Pamela Spadaro, 439 Woodhurst Drive, Coppell, TX
David Bell, 913 Parker Drive, Coppell, TX
Patrick Brandt, 646 Andover Lane, Coppell, TX
Jennifer Holmes, 646 Andover Lane, Coppell, TX
Marla Williams, 137 Hollywood Drive, Coppell, TX
Roberto Zuniga, 149 Hollywood Drive, Coppell, TX
Amit Sangani, 739 Chateaus Drive, Coppell, TX
Chip Bunata, 1521 Pine Hurst Drive, Coppell, TX

A motion was made by Chairman Haas to keep open and continue the public hearing to a later date for more staff, citizen and Commission dialog, seconded by Commissioner Williford; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

7.

CONTINUED PUBLIC HEARING:

Consider approval of Case No. **PD-213R3-H, Lost Creek PH II**, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2-Historic) to PD-213R3-H (Planned Development-213 Revision 3-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) residential/retail units on 0.344 acres of

property located at the southeast corner of S. Coppel Road and Heath Lane, at the request of Mark Haas, being represented by Jason Rose, JR Rose Architects.

STAFF REP.: Gary Sieb

Gary Sieb, Planner Director asked the Commission to continue this case to June 18 with the public hearing left open at applicant's request to resolve outstanding issues.

A motion to continue the public hearing to the June 18, 2015 meeting was made by Vice Chair Portman, seconded by Commissioner Robinson; motion carried (7-0).

Aye: 7 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

8. Update on Council action for planning agenda items on May 12, 2015:

In Work Session, Director of Planning Gary Sieb advised the Commission of Council's actions and stated that Council approved all of the P&Z agenda items.

- A. An Ordinance for Case No. **S-1093R3-C, Taco Bell**, a zoning change from S-1093R2-C (Special Use Permit-1093 Revision 2 -Commercial) to S-1093R3-C (Special Use Permit-1093 Revision 3-Commercial), to allow revised building elevations and attached signage for the existing restaurant with a drive-thru facility located at 115 N. Denton Tap Road.
- B. The **Andrew Brown Community Parks, Site Plan**, approval for park improvements, including pavilions, restrooms and concession buildings on property located at 234 E. Parkway Blvd. and 363 N. Denton Tap Road.
- C. Case No. **PD-250R20-H, Old Town Addition (Main St), PH III**, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond Street, one common area lot (access and utility easement) and to revise the development conditions on three retail lots fronting W. Main Street on approximately 2.1 acres of property located at the northeast corner of Hammond Street and Travis Street.
- D. Case No. **S-1260-C, Urban Air**, a zoning change request from C (Commercial) to S-1260-C (Special Use Permit-1260 -Commercial), to allow a 28,342-square-foot indoor commercial amusement center use at 110 W. Sandy Lake Road, Suite 160.
- E. Case No. **PD-258R-SF, Villas of Southwestern**, a zoning change request from PD-258-SF (Planned Development-258 -Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations

to allow two stucco homes, approval of a Detail Plan for Lot 2 (822 Mango Court) and approval of a Conceptual Plan for an additional stucco home within this subdivision.

- F. Case No. **PD-280-R, Verizon**, a zoning change request from R (Retail) to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication tower, antenna and facilities to be located at 1005 E. Sandy Lake Road.
- G. Case No. **PD-263R2-SF-9, The Preserve at Oak Grove**, a zoning change request from PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9) to PD-263R2-SF-9 (Planned Development-263 Revision 2-Single Family-9), to attach a revised tree preservation/mitigation plan on 3.56 acres of property zoned for nine (9) single-family lots to be located at the extension of Oak Grove Lane.

9. Director's Comments.

There were no comments.

Adjournment

With nothing further to discuss, the meeting adjourned at approximately 8:34 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary