



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas 75019-9478

Minutes - Final

Planning & Zoning Commission

Thursday, May 19, 2016

6:00 PM

Council Chambers

COMMISSIONER EDMUND HAAS
(CHAIR)

COMMISSIONER GLENN PORTMAN
(VICE CHAIR)

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER ED DARLING

COMMISSIONER VIJAY SARMA

COMMISSIONER DOUG ROBINSON

COMMISSIONER GEORGE WILLIFORD

PRESENT 7

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

Also present were the Director of Planning, Gary Sieb; Assistant Director of Planning, Marcie Diamond; Sr. Planner, Matt Steer and Secretary, Juanita Miles.

The Planning & Zoning Commission of the City of Coppell met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, May 19, 2016, in the Coppell Town Center, Council Chambers at 255 Parkway Boulevard, Coppell, Texas.

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

WORK SESSION (Open to the Public) 1st Floor Conference Room

1. **Briefing on the Agenda.**

The Planning Commission was briefed in Work Session on each posted agenda item, 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 April 21, 2016.**

A motion was made by Vice Chairman Portman to approve the minutes as written. Commissioner Robinson seconded; 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 CASE NO. PD-221R9-HC, TRU Hotel, a zoning change request from PD-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R9-HC (Planned Development-221 Revision 9-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 8.21 acres and attach a Detail Site Plan on approximately 2.7 acres to allow a five-story 127-guest-room hotel to be located on the east side of Point West Blvd, south of Dividend Drive.

Marcie Diamond introduced this case with exhibits, elevations and a material/color board. She mentioned six notices were mailed to property owners within 200 feet of this request. There were no responses received in favor or in opposition. There were also two courtesy notices mailed to property owners within 800 feet of this request. She stated that staff is recommending approval subject to conditions which she read into the record.

Travis Bousquet, The Bousquet Group, Inc., 501 S. Carroll Blvd., Suite 201, Denton Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations including the approval of the minimum room size.

Hitesh Jariwala, 806 Linwood Lane, Irving Texas, addressed the following Commission's concerns:

- *The rationale for the smaller room size 258 square feet vs 298 square feet
- *The purposed ratio of king and queen size rooms in this proposed request.
- *The number of this TRU brand by Hilton on the ground or proposed in other cities

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.

A motion was made by Vice Chairman Portman to recommend approval subject to the following conditions:

1. Approval of the minimum room size of 258 square feet.
2. Redesign of the monument sign to be in compliance with the Sign Ordinance.
3. Correct the square footage of the building in the table on Sheet CSP-1.

Commissioner Williford seconded; 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

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5.

CONTINUED PUBLIC HEARING:

Consider approval of CASE NO. PD-283-C, North Lake Estates, Lot 19R, (Retail/Residence), a zoning change request from C (Commercial) to PD-283-C (Planned Development-283-Commercial), to allow the development of an approximate 8,000-square-foot, two-story building with the first floor retail and second floor a residence on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard.

Gary Sieb introduced this case with exhibits, elevations and a material/color board. He mentioned 13 notices were mailed to property owners within 200 feet of this request. There were no responses received in favor or in opposition. There were also 48 courtesy notices mailed to property owners within 800 feet of this request. He stated that staff is recommending approval subject to conditions which he read into the record.

Jobie Denton, DHR Engineering, Inc., 320 Decker Drive, Irving Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations.

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:

Julio Castaneda, 821 Bullock Street, Coppell, TX spoke in opposition
Amit Sangani, 739 Chateaus Drive, Coppell, TX spoke in opposition
Jennifer Holmes, 646 Andover Lane, Coppell, TX spoke in opposition
Manoj Bidnurkar, 413 Chelsea Bay, Coppell, TX spoke in opposition
Mahesh Guduru, 553 Heritage Oak Court, Coppell, TX spoke in opposition

Chairman Haas closed the Public Hearing.

After much discussion, a motion was made by Commissioner Williford to hold this case under advisement until June 16, 2016, so that the applicant can adequately address the following:

1. Make the following corrections to all exhibits:

- a. Correct building square footage
- b. Change sidewalk width to five feet
- c. Provide trash can screen toward residential neighborhood; with pick up along Bullock Drive.
- d. Screen outside stairwell
- e. Dimension front yard setback from Southwestern Blvd.
- f. Provide minimum 10-foot west side setback
- g. Alter Sheet C-2.0 Site Plan to emphasize this proposal
- h. Correct all landscape calculations
- i. Define area for the garages

2. There will be additional comments during detailed engineering review.

Commissioner Robinson seconded; 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:

Consider approval of the North Lake Estates, Lot 19R, Replat, being a replat of Lot 19 of North Lake Estates to establish easements and incorporate an abandoned right-of-way to allow a retail/residence building on 0.51 acres of property located at the northwest corner of Bullock Drive and Southwestern Boulevard.

Gary Sieb requested the Commission deny this replat and the applicant may resubmit with the PD at the June 16, 2016, Planning & Zoning Commission meeting.

A motion was made by Commissioner Robinson to deny and the applicant may resubmit with the PD at the June 16th meeting. Vice Chairman Portman seconded; 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.

Consider approval of CASE NO. PD-240R4R-HC, North Gateway Center, a zoning change request from PD-240R4-HC (Planned Development-240 Revision 4-Highway Commercial) to PD-240R4R-HC (Planned Development-240 Revision 4 Revised-Highway Commercial), to revise the Concept Plan for a four-lot commercial development on 6.13 acres of property located north of S.H. 121, approximately 270 feet west of N. Denton Tap Road.

Matt Steer introduced this case with exhibits and conceptual elevations. He mentioned 21 notices were mailed to property owners within 200 feet of this request. There were no responses received in favor or in opposition. There were also 111 courtesy notices mailed to property owners within 800 feet of this request. He stated that staff is recommending approval subject to conditions which he read into the record.

Don Harrelson, Baird Hampton & Brown, 4550 SH 360 Suite 180, Grapevine, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendations.

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:

Phil Laberge, Coppell Greens HOA, 858 Dalmalley Lane, Coppell, Texas, spoke in favor but was requesting that the developer provide taller trees for buffers, hooded parking lot lights and installing electrostatic filters for odors from the proposed restaurants.

Steven Saxon, Legacy Gateway, 2929 Carlisle Street Suite 365, Dallas, Texas spoke as the developer of the property and stated it would not be practical to

add air filters for food odors to the proposed restaurants.

Chairman Haas closed the Public Hearing.

After additional discussion related to air filtration, a motion was made by Vice Chairman Portman to recommend approval subject to the following conditions:

1. There will be additional comments during detailed engineering plan review for each of the sites.
2. A Final Plat is required prior to obtaining a building permit.
3. A Detail Tree Survey is required with submittal of a Detail Site Plan for development of Lots 1-4.
4. A deceleration lane shall be installed along Denton Tap when deemed appropriate by the City Engineer.

Commissioner Robinson seconded; 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

*****BREAK, 8:10 P.M. - 8:15 P.M.**

8. Consider approval of the reanalysis of the areas designated as Mixed Use-Neighborhood Center and Mixed Use-Community Center on the Future Land Use Plan of the Coppell 2030 Comprehensive Master Plan.

Gary Sieb and Marcie Diamond presented this item to the Commission with exhibits. Mr. Sieb, mentioned that mixed-use on the Land Use Map has two land use classifications, Mixed-Use Neighborhood Center and Mixed-Use Community Center. Staff is recommending to the Planning Commission that the Mixed-Use Neighborhood Center land use be modified so that only the existing residential uses that's within those districts remain. No residential uses are proposed in this land use category. With regards to the Mixed-Use Community Center district, there are three areas on the Land Use Map that show that particular classification. In the Mixed-Use Community Center district staff is recommending limiting density to a maximum of ten units per acre, if residential development is requested on those properties. Staff then presented the existing and proposed land use designations of the eight study areas.

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 generally spoke in opposition to retaining the Mixed-Use Community Center district and spoke in favor of deleting residential uses from the Mixed-Use Neighborhood Center district:

Rex O'Quinn, 116 Hollywood Drive, Coppell Texas
Jennifer Holmes, 646 Andover Lane, Coppell Texas
Raja Cherukuri, 557 Heritage Oak Court, Coppell Texas
Amit Sangani, 739 Chateaus Drive, Coppell Texas
David Bell, 913 Parker Drive, Coppell Texas
Marla Williams, 137 Hollywood Drive, Coppell Texas
Mahesh Guduru, 553 Heritage Oak Court, Coppell Texas

Peter Mosley, 256 Enclaves Court, Coppell Texas
Manoj Bidnurkar, 413 Chelsea Bay, Coppell Texas
Ed White, 208 Spyglass Drive, Coppell Texas
Patrick Brandt, 646 Andover Lane, Coppell Texas
Stephan Curran, 601 Tower Court, Coppell Texas

Vijay Boorla, 826 Mango Court, Coppell Texas, spoke in favor of mixed-use but with greater densities.

There were two citizens that made comments and asked questions concerning mixed-use land uses in general, they did not sign in or mentioned their name and address for the record.

Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Darling to recommend approval of the Neighborhood Center Retail including the definition for areas shown on the Future Land Use Map. The areas of the Mixed-Use Community Center along Denton Tap Road and the tract on Belt Line Road near LBJ Freeway on the Land Use Map be changed to Freeway Special District along with a consultant hired to assist with citizen input and better define those areas and come back for Planning Commission and City Council action. Commissioner Robinson requested that a maximum of ten units (with no minimum) to the acre be used by the consultant to gauge residential use on the 2030 Comprehensive Master Plan added to the motion. Commissioner Darling did not agree to amend his motion.

Commissioner Blankenship seconded; motion failed (3-4). Commissioners Blankenship, Darling and Williford voted in favor; Commissioners Portman, Haas, Robinson and Sarma were opposed.

A new motion was made by Vice Chairman Portman to recommend that Mixed-Use Neighborhood Center on the Land Use Map be changed to Neighborhood Center Retail with definitions and maps defining those areas to effectively remove any residential uses from the Mixed-Use Neighborhood Retail zoning district. That two areas of Mixed-Use Community Center on the Land Use Map retain mixed-use classifications and one area that was Mixed-Use Neighborhood be changed to mixed-use commercial and Neighborhood Residential. (Belt Line Road and Southwestern Blvd.) The area at Belt Line Road and LBJ Freeway be changed to Freeway Special District. He also recommended that residential use be a maximum of ten units to the acre and act as a guide and that a consultant review these recommendations and have citizen input as well.

Commissioner Robinson seconded; motion carried (6-1). Commissioners Williford, Sarma, Robinson, Haas, Portman and Darling voted in favor; Commissioner Blankenship was opposed.

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

Nay: 1 - Commissioner Sue Blankenship

9. Updates on Council action for Planning agenda items on May 10,

2016:

- A. An Ordinance for CASE NO. PD-205R2R-HC, Vista Ridge Addition, Lot 6, Block D (The Plaza), a zoning change from PD-205R2-HC (Planned Development-205 Revision 2-Highway Commercial) to PD-205R2R-HC (Planned Development-205 Revision 2 Revised-Highway Commercial), to amend the Planned Development to attach a Detail Site Plan to allow a 6,484-square-foot medical building on 1.56 acres of property located at the northwest corner of S.H. 121 and Plaza Blvd.
- B. An Ordinance for CASE NO. PD-237R8-HC, Springhill Suites, a zoning change from A (Agriculture) to PD-237R8-HC (Planned Development-237 Revision 8-Highway Commercial), to attach a Detail Site Plan for a five-story hotel with accessory uses including a conference center on 4.0 acres of property located approximately 200 feet east of South Belt Line Road, north of Hackberry Drive.
- C. CASE NO. PD-260R-R, Trinity River Kayak Company, a zoning change request from PD-260-R (Planned Development-260-Retail) to PD-260R-R (Planned Development-260 Revised-Retail), to amend the allowed uses and signage on 1.5 acres of property located at 1601 E. Sandy Lake Road.
- D. CASE NO. PD-242R-HC, ALOFT & Holiday Inn Hotels, a zoning change request from PD-242-HC (Planned Development-242-Highway Commercial), to PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to amend the Concept Plan for hotel, office, retail and restaurant uses on 9.08 acres of property and attach a Detail Site Plan on 4.86 acres to allow two hotels to be located south of Northpoint Drive, east of S.H. 121.
- E. CASE NO. PD-282-C, Sonic, a zoning change request from S-1077R2-C (Special Use Permit-1077 Revision 2-Commercial) to PD-282-C (Planned Development-282-Commercial), to allow demolition of the existing drive-up restaurant and construction of a new 1,600-square-foot a drive-up and drive-thru Sonic with an approximately 800-square-foot patio area on 0.85 acres of property located at 201 N. Denton Tap Road.
- F. CASE NO. PD-208R3-LI, Coppell Trade Center, Lot 1R3, Block 1, a zoning change request from PD-208R2-LI (Planned Development-208 Revision 2-Light Industrial) to PD-208R3-LI (Planned Development-208 Revision 3-Light Industrial), to amend the Site and Landscaping Plans to adjust parking requirements, add striping within the truck court areas and extend a private drive (fire lane & access easement) to Freeport Parkway, on 40.32 acres of property located at the northwest corner of Sandy Lake Road and Freeport Parkway.

10.

Director's Comments.

Gary Sieb, Director of Planning, advised the Commission of Council's actions on May 10, 2016 and stated that Council approved all of the above-stated

items.

There were no additional comments.

ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at approximately 10:21 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary