



# City of Coppell, Texas

255 Parkway Boulevard  
Coppell, Texas 75019-9478

## Minutes - Final

### Planning & Zoning Commission

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Thursday, September 15, 2016

6:00 PM

Council Chambers

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**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: 6**

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

**ABSENT: 1**

**Commissioner Doug Robinson**

Also present were Gary Sieb, Director of Planning; Marcie Diamond, Assistant Director of Planning; Matt Steer, Sr. Planner, Suzanne Arnold, Chief Building Official and Juanita Miles, Secretary.

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, September 15, 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 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 August 18, 2016.

**Vice Chairman Portman motioned to approve the minutes as written.**

**Commissioner Darling seconded; motion carried (6-0).**

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Vijay Sarma, and Commissioner George Williford

4. PUBLIC HEARING:

Consider approval of the DFW Trade Center, Lot 3, Block 4, Replat/Minor Plat, being a Replat of Tract A, Block 4, of the DFW Trade Center Addition, containing 2.8 acres and a Minor Plat of 7.1 acres of unplatted property to establish a building site and necessary easements to allow the development of an 111,260-square-foot office/warehouse building on 9.1 acres of property located in the City of Coppell and 0.8 acres of property located in the City of Grapevine at the north corner of SH 121 and Patriot Drive, at the request of DCT DFW Trade Center, being represented by Kyle McCage, James DeOtte Engineering, Inc.

STAFF REP.: Marcie Diamond

**Marcie Diamond, Assistant Director of Planning, introduced this case with exhibits. She stated that staff is recommending approval with conditions which she read into the record.**

**Kyle McCage, James DeOtte Engineering, Inc., 2201 Dottie Lynn Pkwy., Suite 119, Fort Worth, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.**

**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.**

**Vice Chairman Portman motioned to approve with the following conditions:**

- 1. Rename the Plat "Replat/Minor Plat Lot 3, Block 4, of the DFW Trade Center Addition", and add to the title block, "Being a Replat of Block A, Tract A of the DFW Trade Center Addition and a Minor Plat of unplatted property".**
- 2. Revise the Fire Lane note to reflect the City of Coppell instead of Grapevine.**
- 3. Submission of the utility plans as approved by the City of Grapevine.**
- 4. Detail Site Plan being Administratively approved by the Coppell Planning Director.**
- 5. The plat being approved by the City of Grapevine prior to submitting for signatures in the City of Coppell.**
- 6. Tree removal permit will be required prior to the removal of any trees.**
- 7. Update the Vicinity Map.**

**Seconded by Commissioner Darling; motion carried (6-0).**

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Vijay Sarma, and Commissioner George Williford

5. Consider approval of the North Gateway Plaza, Lot 4, Block A, Final Plat, being a final plat of Lot 4, Block A, to establish a building site and necessary easements to allow an approximate 2,656-square-foot drive-thru restaurant on 0.81 acres of property located north of SH 121, approximately 270 feet west of N. Denton Tap Road, at the request of Legacy Capital Company, being represented by Matt Moore, ClayMoore Engineering, Inc.

STAFF REP.: Matt Steer

**Matt Steer, Sr. Planner, introduced this case with exhibits and elevations. He stated that staff is recommending approval with one condition which he read into the record.**

**Clay Cristy, ClayMoore Engineering, 1903 Central Drive, Suite 406, Bedford, Texas, was present to represent this case.**

**Commissioner Williford motioned to approve with the condition that there will be additional comments during detailed engineering plan review.**

**Seconded by Vice Chairman Portman; motion carried (6-0).**

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Vijay Sarma, and Commissioner George Williford

6. CONTINUED PUBLIC HEARING:

Consider approval of Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change request from C (Commercial) to PD-285-C (Planned Development-285-Commercial), to allow retention of the existing retail building with additional parking on Lot 1 (5.8 acres) and development of a two-building, 30,800-square-foot, retail expansion on a portion of Lot 3 (3.6 acres), containing a total of 9.4 acres of property located at 110 & 214 W. Sandy Lake Road.

**Matt Steer, Sr. Planner introduced this case with exhibits, elevations, material/color board and color perspectives. He mentioned that 23 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 117 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.**

**Lance Rose, NCA Partners Architecture, 5646 Milton Street, Suite 610, Dallas, Texas, was present to represent this case, to address questions and stated agreement with staff's recommendation.**

**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.

Vice Chairman Portman motioned to recommend approval subject to the following conditions:

1. There will be additional comments during full engineering plan review.
2. A Replat of the property is required. This will need to accommodate the encroachment into the 60-foot open space easement as well as include the dedication of a mutual access easement along the existing and proposed fire lane easements.
3. Coordinate with the utility company on the north property line for installation of the required plant material (accent or overstory trees).
4. Correct acreage listed in the title block. This PD contains Lot 1 and a portion of Lot 3.
5. Revise the parking required for Lot 1 to 373 and adjust the total accordingly.
6. Include a six-foot masonry screening wall with columns expressed every 10 to 30 feet on the west property line of the Site Plan and include details on the Elevations.
7. As shown on the previous submittal, include the sizes of the existing trees on the Landscape Plan/Tree Survey. Include an analysis of which of the trees will be removed with the construction of the six-foot masonry wall on the western property line. Include tree mitigation/retribution calculations.
8. Ensure the proposed multi-tenant monument signs are setback a minimum distance of 10 feet from Denton Tap and Sandy Lake Roads.
9. As shown in the previous submittals, consider adding trees in the front landscape islands.
10. After 75% of the retail space is occupied within the proposed 30,800-square-foot retail expansion, a new parking study for the entire shopping center will be conducted and submitted to City Staff. If warranted, the "future parking" shall be constructed as depicted on the Site Plan.

Seconded by Chairman Haas; motion carried (6-0).

**Aye:** 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Darling, Commissioner Vijay Sarma, and Commissioner George Williford

**7. Updates on Council action for Planning agenda items on September 13, 2016:**

- A. An Ordinance for CASE NO. PD-272R4-LI, Prologis Park @ Callejo, a zoning change from PD-272R-LI (Planned Development-272 Revised-Light Industrial), to PD-272R4-LI (Planned Development-272 Revision 4-Light Industrial), to approve a Detail Site Plan for a 144,465 -square-foot office/warehouse building on 10.85 acres of land located approximately 450 feet south of SH 121, west of Freeport Parkway.
- B. An Ordinance for CASE NO. PD-136R2-LI, DFW Trade Center, a zoning change from A (Agriculture) and PD-136-LI (Planned Development-136-Light Industrial), to PD-136R2-LI (Planned Development-136 Revision 2-Light Industrial), to incorporate 6.45 acres into the existing Planned Development and approve a Concept

Plan for an approximate 115,000-square-foot office/warehouse building on 9.08 acres of land located in the City of Coppell and 0.8 acres located in the City of Grapevine, on property located at the north corner of SH 121 and Patriot Drive.

C. CASE NO. PD-284-LI, SFS Security Fire Systems, a zoning change request from LI (Light Industrial) to PD-284-LI (Planned Development-284-Light Industrial), to allow the development of an approximate 16,000-square-foot office/warehouse building on 3.148 acres of property located at 196 S. Freeport Parkway and to amend the Future Land Use Map of the Comprehensive Plan from "Residential Neighborhood" to "Industrial Special District".

In Work Session Ms. Diamond advised the Commission of Council's actions on September 13, 2016, and stated that Council approved all of the above-stated items.

**8. DIRECTOR'S COMMENTS.**

Mr. Sieb stated to P&Z Commissioners that interviews will be October 18th at 6:00 p.m., at Town Center. Councilman Franklin and Councilman Mays will be doing the interviews.

**ADJOURNMENT.**

With nothing further to discuss, the meeting was adjourned at approximately 7:06 p.m.

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Edmund Haas, Chairman

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Juanita A. Miles, Secretary