



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes - Final

Planning & Zoning Commission

Thursday, October 20, 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: 6

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

ABSENT: 1

Commissioner Sue Blankenship

Also present were Gary Sieb, Director of Planning; Marcie Diamond, Assistant Director of Planning 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, October 20, 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 September 15, 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 Ed Darling, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford

*****Chairman Haas read Item No. 5 into the record because the applicant for Item No. 4 was not present to represent his case.**

5. Updates on Council action for Planning agenda items on October 11, 2016:

A. An Ordinance for CASE NO. PD-284-LI, SFS Security Fire Systems, a zoning change 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".

B. 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.

Mr. Sieb advised the Commission of Council's actions on October 11, 2016 and stated that City Council approved Item A. The public hearing for Item B was held under advisement and the public hearing was continued to the October 25, 2016, meeting at the request of the adjoining property owner.

*****Chairman Haas stated that the applicant had arrived to present his case.**

4. PUBLIC HEARING:

Consider approval of Case No. PD-197R3-H, Old Coppell Townhomes, Lot 1, Block A & Lot 1, Block B, a zoning change request from PD-197R-H (Planned Development-197 Revision-Historic) to PD-197R3-H (Planned Development-197 Revision 3-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) live/work units on 0.272 acres and three (3) live/work units on 0.255 acres of property located at the northeast and southeast corners of S. Coppell Road and McNear Drive.

Gary Sieb, Director of Planning, mentioned that the case was held under advisement initially on April 21, 2016, and subsequently postponed twice after that date allowing the applicant an opportunity to address staff's various

concerns with the proposal. He introduced the revised case with exhibits, elevations, floor plan and a material board. He stated that staff is recommending denial because of the applicant's failure to comply with city codes and ordinances relative to work/live structures.

Ron Lustig, Bungalow Company, 733 Creek Valley Court, Allen, Texas, was present to present this case and to address questions from staff and Commission about outstanding issues. He did not agree with staff's recommendation to deny.

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:

Mr. Robert Larsen, 530 Mobley Way Court, spoke in opposition.

Mr. Roger Glass, 512 McNear Drive, spoke in opposition.

Both expressed concerns with density, parking, primary use among others.

After much discussion, Commissioner Sarma motioned to deny this case as submitted. Seconded by Commissioner Robinson; motion carried (6-0).

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

6. **DIRECTOR'S COMMENTS.**
There were no additional comments.

ADJOURNMENT.

With nothing further to discuss, the meeting was adjourned at approximately 7:20 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary