



Minutes - Final

Planning & Zoning Commission

Thursday, January 19, 2017

6:00 PM

Council Chambers

COMMISSIONER EDMUND HAAS
(Chair)

COMMISSIONER GLENN PORTMAN
(Vice Chair)

COMMISSIONER DOUG ROBINSON

COMMISSIONER FREDDIE GUERRA

COMMISSIONER SUE BLANKENSHIP COMMISSIONER VIJAY SARMA

COMMISSIONER GEORGE WILLIFORD

Present: 6

Absent: Commissioner Vijay Sarma

Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, Commissioner George Williford, and Commissioner Freddie Guerra

Also present were Gary Sieb, Director of Planning; Marcie Diamond, Assistant Director of Planning; Matt Steer, Sr. Planner 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, January 19, 2017, 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.

The Commission also discussed the election of Chair & Vice Chair and all agreed that Commissioner Haas be reappointed to Chair and Commissioner Portman be reappointed to Vice Chair.

REGULAR SESSION (Open to the Public)

2. Call To Order & Welcome New Commissioner & Incumbants.

- Commissioner Doug Robinson (Incumbant)
- Commissioner George Williford (Incumbant)
- Commissioner Freddie Guerra (New)

Chairman Haas called the meeting to order. He also welcomed the new Commissioner, Freddie Guerra and the two incumbants Commissioner Doug Robinson and Commissioner George Williford.

3. Nomination & Election of Chair & Vice Chair.

Commissioner Williford motioned to reappoint Commissioner Haas as Chair. Commissioner Portman seconded; motion carried. (6-0)

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, Commissioner George Williford, and Commissioner Freddie Guerra

Commissioner Williford motioned to reappoint Commissioner Portman as Vice Chair. Commissioner Robinson seconded; motion carried. (6-0)

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, Commissioner George Williford, and Commissioner Freddie Guerra

4. Consider approval of the minutes for December 15, 2016.

Vice Chairman Portman motioned to approve the minutes as written. Commissioner Robinson seconded; motion carried (5-0).

Commissioner Guerra abstained from voting; he was not present at the meeting.

Aye: 5 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, and Commissioner George Williford

5. Consider approval of a (6) six-month extension to the expiration date of January 22, 2017, for the Blackberry Farm PH I, Final Plat, to subdivide 36.5 acres of property to permit the development of 55 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northwest of Starleaf Street (extended).

STAFF REP.: Marcie Diamond

Matt Steer, Senior Planner, mention that this final plat request was unanimously approved July 21, 2016. The applicant is requesting an extention to the expiration date. Staff recommended approval of a six-month extension to the January 22, 2017, expiration date. If extension is approved, the new expiration date will be July 22, 2017.

Commissioner Williford asked about the maintenance of the retaining wall by the homeowners shown on the previous version of this final plat. Commissioner Blankenship mentioned that this case has been before the Commission three different times and asked why it has not moved forward.

David Hayes, The Holmes Builders, 225 E. Hwy 121, Suite 120, Coppell, Texas, was present to address questions and stated agreement with staff's recommendation. He stated the project was changed from one project into two phases so the location of the easements and drainage issues required more

time. He also mentioned he would verify the responsibility of maintaining the retaining wall either by the Homeowners or the HOA.

Vice Chairman Portman motioned to approve this final plat with an added a condition that prior to the expiration date of July 22, 2017, the maintenance responsibility of the retaining walls be resolved.

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

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, Commissioner George Williford, and Commissioner Freddie Guerra

6.

PUBLIC HEARING:

Consider approval of Case No.: S-1113R-SF-7, Church of the Apostles, a zoning change request from S-1113-SF-7 (Special Use Permit-1113-Single Family-7) to S-1113R-SF-7 (Special Use Permit-1113 Revised-Single Family-7), to attach a revised Detail Site Plan for a 6,700-square-foot building expansion into existing parking on seven (7) acres of property located at 322 South MacArthur Blvd, at the request of the Church of the Apostles, being represented by Eric Bartlett, 5G Studio.

STAFF REP.: Matt Steer

Matt Steer, Senior Planner, introduced this case with exhibits, elevations and color renderings. He mentioned that 14 notices were mailed to property owners within 200 feet of this request. One telephone call was received about a potential need for a traffic light at Starleaf Street and MacArthur Blvd. There were no responses returned in favor or in opposition. There also were 132 courtesy notices mailed to property owners within 800 feet of this request. There were no responses returned in favor or in opposition. He stated that staff is recommending approval with two conditions which he read into the record.

Eric Bartlett, 5G Studio Collaborative, 800 Jackson Street, Suite 500, Dallas, Texas, was present 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. A tree removal permit will be required prior to start of construction. There will not be any tree retribution fees required.
2. There may be additional comments during the review of detail engineering plans.

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

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, Commissioner George Williford, and Commissioner Freddie Guerra

7.

PUBLIC HEARING:

Consider approval of Case No.: PD-242R2-HC, ALOFT & Future Hotel, a zoning change request from PD-242R-HC (Planned Development-242 Revised-Highway Commercial), to PD-242R2-HC (Planned Development-242 Revision 2-Highway Commercial), to revise the Detail Site Plan on 4.86 acres to allow one five-story hotel on the southern 2.76 acres and a future hotel on the northern 2.1 acres on property located south of Northpoint Drive, east of S.H. 121 at the request of Northpoint Hotel Group, LLC being represented by Suketu Patel.

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Planning, introduced this revised PD of a case that was approved by City Council in May of 2016, with exhibits, elevations, color renderings, building material board and color samples. She mentioned that eight notices were mailed to property owners within 200 feet of this request. There was one response returned in favor and none in opposition. There also were two courtesy notices mailed to property owners within 800 feet of this request. There were no responses returned in favor or in opposition. She stated that staff is recommending approval with conditions which she read into the record.

Sabrina Bala, Studio Red Dot, 5307 E. Mockingbird Lane, Suite 3660, Dallas, Texas, was present to address questions and stated agreement with all of staff's recommendation except she requested approval of the revised building design because Starwood requested that their branding be used for this hotel. This included the use of multi-colored panels under the soffit, under the porte-cochere and the blue/yellow panels on the facade.

Other concerns discussed, were the changes from one lot with two hotels into two lots, resulting in reduced lot area for the hotel on the north lot. The signage is not compliant with the sign ordinance, but it is part of their branding.

Ms. Bala stated that they would go back to Starwood and work with staff for other alternatives to the colored panels.

Mr. Suketu Patel, owner, addressed the question about working with the Fellowship Church on the easement issues and the easement location will be shown on the plat.

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.

After much discussion, Vice Chairman Portman motioned to recommend approval subject to the following conditions:

1. There will be additional comments during detail engineering review.
2. This property will be required to be replatted prior to issuance of a building permit, which will include all existing and proposed access, fire lane and utility easements, shared parking and dumpster facilities.
3. Include a note on the site plan indicating that the entire fire lane/mutual access easement will be constructed with this hotel.
4. Submit color samples of all proposed materials, including metal panels. (condition met)
5. Specify color(s) and materials of the ALOFT signs.
6. Include the specific variances to Sec. 12-29-4.3 (Sign Regulations) and Sec.12-22-5.3 (HC – Colors permitted on Exterior Walls) on the Elevations, Sheet 2.0.
7. Final determination of code compliance of materials specified will be made at the time of review of building permit.
8. Include the location of mechanical equipment, including the required screening (ground and/or roof mounted).
9. The applicant removing all of the blue and yellow colored panels from the building facade.

Commissioner Robinson seconded; motion carried (6-0).

Aye: 6 - Chair Edmund Haas, Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Doug Robinson, Commissioner George Williford, and Commissioner Freddie Guerra

8. Updates of Council action for Planning agenda items on January 10, 2017:

- A. 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.
- B. CASE NO. PD-287-SF-7, Coppell Middle School North & Denton Creek Elementary, a zoning change request from SF-7 (Single Family-7) to PD-287-SF-7 (Planned Development-287-Single Family-7), to allow the existing eight-foot-tall chain link fence with barbed wire at the top to remain at Middle School North and to eliminate the masonry requirement for the vertical poles on the existing shade structure at Denton Creek Elementary on 24.77 acres of property located at 120 & 250 Natches Trace, respectively.
- C. CASE NO. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change request from PD-250R8-H (Planned Development-250 Revision 8-Historic) & PD-250R-H (Planned Development-250 Revised-Historic) to PD-250R23-H (Planned Development-250 Revision 23-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 12 single-family lots fronting

Burns Street, one common area lot and dedication of right-of-way on 1.65 acres of property located at the northwest corner of S. Coppel Road and Burns Street.

In Work Session Mr. Sieb advised the Commission of Council's actions on January 10, 2017, and stated that Council unanimously approved Items A and C. Item B was rescheduled to February 14, 2017. Applicant needs more time to modify the PD to comply with zoning code.

9. Director's Comments.

Mr. Sieb mentioned to the Commission that this is his last P&Z meeting. He has work 28 years for Coppel and feels good about retiring; it is time to move on to his new journey. He further stated that they all will be missed. He invited the Commission & staff to the retirement celebration on January 24, 2017, at the Town Center Atrium from 3:30 p.m. to 5:30 p.m. Words of recognition at 4:30 p.m.

Chairman Haas and the Commission thanked him for the hard work he has done into creation of the ordinances, policies and various departments in the development of the City of Coppel. He also thanked Gary for the job well done in teaching, helping, guiding and preparing the Commission with great packets of information for the meetings and the great planning staff you help create so that they can carry the torch of hard work and high quality customer service.

Chairman Haas individually thanked him for a job well done and that he continue to be a active part of the community.

ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at approximately 7:46 p.m.

Edmund Haas, Chairman

Juanita A. Miles, Secretary