



City of Coppel, Texas

255 Parkway Boulevard
Coppel, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, February 16, 2017

6:00 PM

Council Chambers

COMMISSIONER EDMUND HAAS
(CHAIR)

COMMISSIONER GLENN PORTMAN
(VICE CHAIR)

COMMISSIONER SUE BLANKENSHIP

COMMISSIONER FREDDIE GUERRA

COMMISSIONER VIJAY SARMA

COMMISSIONER DOUG ROBINSON

COMMISSIONER GEORGE WILLIFORD

PRESENT: 7

Also present were Marcie Diamond, Assistant Director of Planning; Matt Steer, Sr. Planner, Suzanne Arnold, Chief Building Official; Mindi Hurley, Community Development Director; George Marshall, Engineering Manager and Juanita Miles, Secretary.

The Planning & Zoning Commission of the City of Coppel met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, February 16, 2017, in the Coppel Town Center, Council Chambers at 255 Parkway Boulevard, Coppel, 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 January 19, 2017.

Commissioner Williford motioned to approve the minutes with the following revisions:

9. Director's Comments.

'Vice Chairman Haas' to Chairman Haas

'Commissioner Haas' to Chairman Haas

Vice Chairman Portman seconded; motion carried (7-0).

4.**PUBLIC HEARING:**

Consider approval of CASE NO. PD-289-C, Coppell Middle School West Addition, a zoning change request from C (Commercial) to PD-289-C, (Planned Development-289-Commercial), to allow the conversion of Coppell Middle School to a Ninth-Grade Center on 42.7 acres located at 1301 Wrangler Circle.

Matt Steer, Senior Planner, introduced this case with exhibits, elevations and a colorboard. He mentioned that eight notices were mailed to property owners within 200 feet of this request. There were no responses returned in favor or in opposition. There also were 11 courtesy notices mailed to property owners between 201 and 800 feet of this request. There were no responses returned in favor or in opposition. He stated that staff is recommending approval with conditions which he read into the record.

Questions and comments from the Commission:

Why the fence and the football field was not included in this zoning request.

The timetable for the removal of the portable buildings and the temporary asphalt after completion of the project.

Will the tennis courts be accessible during construction?

The amount of students the 60'x24' building can hold.

Louis Macias, CISD, 1303 Wrangler Circle, Coppell, Texas, was present to address questions and stated agreement with staff's recommendation. He stated that the school budget did not allow for the fence and foot ball field to be part of this zoning request, just the actual structures. The fence and field will be addressed during any future expansion related to that area. The portable buildings and asphalt will be removed upon completion of the project. The tennis courts will remain open as all construction is on the east side and the tennis courts are on the west side. The 60'x24' portable building will house athletic equipment and the two small ones will be classrooms. A letter from Building Inspection details the requirements to be in compliance with all of the building codes.

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.

Chairman Haas motioned to recommend approval subject to the following conditions:

1. The proposed size and placement of the temporary buildings is accepted as submitted on this site plan. However, in order to preserve the health and safety of students and teachers utilizing the temporary buildings and appurtenances, additional technical requirements must be met prior to issuing building permits for the portable buildings or demolition. See

attachment for details.

2. Engineering staff will work closely with CISD on the traffic management plan.
3. Ensure the temporary fire lane locations match on all plans.
4. Remove the "3,500 SF Addition" note on the existing cafeteria building as this is not applicable to the current request.
5. Label each of the materials on the Elevations and include a legend listing each of the material specifications.
6. Revise the call out on the northern portable building to indicate only one building proposed at that location.
7. Verify the 12'x50' and 10'x20' totals shown in the parking tabulations table. It appears that there are only 34 of each of these parking spaces based on what is depicted south of the service center building.

Seconded by Vice Chairman Portman; motion carried (6-1).

5.

PUBLIC HEARING:

Consider approval of CASE NO. PD-221R3R2-HC, Point West, PH 2, a zoning change request from PD-221R3R-HC (Planned Development-221 Revision 3 Revised-Highway Commercial) to PD-221R3R2-HC (Planned Development-221 Revision 3 Revision 2-Highway Commercial), to attach a Detail Site Plan for two retail/restaurant buildings totaling approximately 17,000 square feet on 2.9 acres of property located along the north side of IH-635, approximately 350 feet west of S. Belt Line Road.

Marcie Diamond, Assistant Planning Director, introduced this case with exhibits, elevations and a color/materials board. She mentioned that two notices were mailed to property owners within 200 feet of this request. There were no responses returned in favor or in opposition. There also were five 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.

Questions and comments from the Commission were:

A suggestion was made to make the sidewalks more useable by relocating them from along the frontage road to meandering through the 30-foot landscape buffer.

Will there be enough spacing for traffic flow with the drive-thru?

What is the progress of TX DOT permits for the proposed two driveways?

Greg Guerin, AIA, 2000 Rushing Creek, Heartland, Texas, was present to address questions and stated agreement with staff's recommendation. He stated he would consider the sidewalk adjustment in the landscape buffer. He mentioned that the TXDOT is in agreement with the driveway locations. He also commented that the spacing of the firelanes and the drive-thru are sufficient.

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. TxDOT approval will be required for driveways onto the LBJ Service Road.
2. Submission of a revised Landscape Plan to address minor calculation errors and to provide required overstory trees in the parking lot islands.
3. Revise the Detail Site Plan to:
 - a. indicate the locations of the fire hydrants (need to be located three to six feet from back of curb),
 - b. relabel all driveways to be Fire Lanes and Mutual Access Easements,
 - c. provide pedestrian access from the western building to the public sidewalk,
 - d. include all easements, and,
 - e. provide a location map.
4. Rectify discrepancies between the Replat, Utility Plans and Site Plans including, but not limited to:
 - a. Note 9 indicates six-inch FDC line – needs to comply with Engineering Detail and be a four-inch water line.
 - b. Clarify what is the dashed line on 'west' side of plan running through parking spaces.
 - c. Fire lane shown on utility plan does not line up with paving lines.
5. Replat must be approved and filed with Dallas County prior to construction.
6. Realign the sidewalks along the frontage road to meander through the 30-foot landscape buffer.

Seconded by Commissioner Guerra; motion carried (7-0).

6.

PUBLIC HEARING:

Consider approval of CASE NO. PD-290-LI, BMSC/Naterra No. 2, a zoning change request from HC (Highway Commercial) and LI (Light Industrial) to PD-290-LI (Planned Development-290-Light Industrial), to approve a Detail Site Plan for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road and to amend the Coppell 2030 Comprehensive Master Plan, to designate this area as "Industrial Special District".

Marcie Diamond, Assistant Planning Director, introduced this case with exhibits, elevations and a color/materials board. She mentioned that seven notices were mailed to property owners within 200 feet of this request. There were no responses returned in favor or in opposition. There also were five 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.

Alan LaFon, Half Associates, Inc., 1201 N. Bowser Road, Richardson, Texas, was present to address questions and stated agreement with staff's recommendation. He addressed some concerns from the Commission:

That the property owner would be responsible for the storm drainage

improvements and maintenance of the retaining wall.

The 40-foot overhead electric easement along Fritz Road, there is ten feet available for landscaping.

George Marshall, Engineering stated that the timing of Freeport Pkwy and the bridge would be approximately 12 months and the entire project approximately two years.

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. Revise the Landscape Plan to include ornamental trees being planted along Fritz Drive within the TP&L easement.
2. Include the extension of the glass panels at the north east elevations to floor level.
3. Revise and correct the tree mitigation calculations prior to applying for a Tree Removal Permit.
4. Site plan being revised to:
 - a. include the fire hydrant and FDC locations,
 - b. correct the front yard setback notation to 30 feet on Fritz,
 - c. correct the Hike and Bike Trail Note on Lot 1R to indicate Existing Hike and Bike Trail
 - d. add Lot 1R and 3 to provide clarity, and
 - e. remove notes below Site Information Table.

Seconded by Commissioner Williford; motion carried (7-0).

7.

PUBLIC HEARING:

Consider approval of the Gateway Business Park No. 2, Lots 1R & 3, Block A, Minor Plat/Replat, being a minor plat of 7.38 acres and a replat of 4.34 acres to establish a building site and easements for an approximately 143,000-square-foot office/warehouse building on 11.72 acres of land located at the southwest corner of Freeport Parkway and Fritz Road at the request of SFPLP Holdings Management Company, being represented by Alan B. LaFon, Halff Associates, Inc.

STAFF REP.: Marcie Diamond

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

Alan LaFon, Halff Associates, Inc., 1201 N. Bowser Road, Richardson, 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.

Commissioner Williford motioned to approve with the following conditions:

1. There will be additional comments during review of detail engineering.
2. Provide note on plat regarding ownership and responsibility of re-routed storm drain. The property owner would be responsible for relocating the storm drain in the event that it is required by the easement owner.

Seconded by Vice Chairman Portman; motion carried (7-0).

8. Updates of Council action for Planning agenda items on February 14, 2017:

A. An Ordinance for Case No. PD-250R23-H, Old Town Addition (Main St), PH 4, a zoning change 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. Coppell Road and Burns Street.

B. An Ordinance for Case No. PD-285-C, Connell Skaggs Addition, Lot 1 & Portion of Lot 3 (Woodside Village Expansion), a zoning change 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.

C. APPEAL/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.

D. 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.

E. 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.

Ms. Diamond advised the Commission of Council's actions on Tuesday, February 14, 2017, and stated that Council approved all of the above-stated items except Item C which was withdrawn at the applicant's request.

9. Director's Comments.

The Commission welcomed the new Director of Community Development, Mindi Hurley.

ADJOURNMENT

With nothing further to discuss, the meeting was adjourned at approximately 7:25 p.m.

Edmund Haas, Chairman

Jean Dwinnell, Deputy City Secretary