



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas 75019-9478

Minutes

Planning & Zoning Commission

Thursday, May 18, 2017

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Doug Robinson

Commissioner Vijay Sarma

Commissioner George Williford

PRESENT: 6

Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

ABSENT: Chair Edmund Haas

Also present were Marcie Diamond, Assistant Director of Community Development/Planning, George Marshall, Engineering Manager, and Ashley Owens, Planning Secretary.

The Planning & Zoning Commission of the City of Coppell, Texas, met in Work Session at 6:00 p.m. and in Regular Session at 6:30 p.m. on Thursday, May 18, 2017, in the Council Chambers at Town Center, 255 E. Parkway Boulevard.

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

6:00 p.m. Work Session (Open to the Public) 1st Floor Conference Room

1. Discussion regarding Agenda items.

The Planning and Zoning Commission was briefed on each posted agenda item, no vote was taken on any item discussed.

6:30 p.m. Regular Session (Open to the Public)

2. Call To Order

Vice Chairman Portman called the meeting to order at 6:32 p.m.

3. Consider approval of the minutes for April 20, 2017.

A motion was made by Commissioner Robinson to approve the minutes as written. Seconded by Commissioner Williford; motion carried (6-0).

Aye: 6 - Vice Chair Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

4. PUBLIC HEARING:

Consider approval of Case No. PD-286-R, Pecan Creek Shopping Center (Pecan Creek Addition), a zoning change request from R (Retail) to PD-286R (Planned Development-286-Retail), to allow the development of office, retail and restaurant uses on 2.5 acres of property located at the northeast corner of S. Denton Tap Road and the DART R.O.W., at the request of Biladi Investments, LLC, being represented by Mori Akhavan, Mori's Engineering, Inc., and to amend the Future Land Use Plan of the Comprehensive Plan from "Urban Residential Neighborhood" to "Neighborhood Center Retail" on property located along the east side of S. Denton Tap Road, between E. Bethel Road and the DART R.O.W., west of the centerline of the creek, containing approximately 8 acres of land.

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to the following conditions:

- 1. Additional comments may be generated upon detail engineering review and building permit.**
- 2. This property shall be re-platted to provide fire lanes and easements for this development.**
- 3. A Tree Removal Permit will be required prior to the removal of any trees.**
- 4. Correction of the building size on the Impervious Surface calculations.**
- 5. Correction of the landscape calculations.**
- 6. Revise the Site and Landscape plans to provide pedestrian access from the sidewalk along Denton Tap to the doors on the west elevations.**

Commissioner Williford asked Ms. Diamond if there is a requirement for the proposed property to have doors along Denton Tap Rd. Ms. Diamond stated that there is not a requirement, but that it is important for the property to resemble a front because a retail center backing up to a major thoroughfare would not be appropriate.

Commissioner Sarma asked Ms. Diamond if the floodplain extends into the site. Ms. Diamond replied that the floodplain does not extend into the site, but there's a drainage easement to the centerline of the creek.

Mori Ahkavan, Mori's Engineering, 2616 Pickwick Lane, Plano, Texas, 75093, and Saad Biaruty, Biladi Investments, LLC, 1015 N. 35E, #315, Carrollton, Texas, 75006, were present to address questions and concerns from the commission. Mr. Ahkavan agreed with the conditions presented by staff.

Commissioner Williford asked Mr. Ahkavan if he intends on having doors that

front Denton Tap Road. Mr. Ahkavan stated that they do plan on having doors that front Denton Tap as well as sidewalks for pedestrian access.

Commissioner Guerra asked the applicant, as well as the owner, what type of retail they are wanting to occupy the first proposed building. Mr. Biaruty stated that they would prefer to have "general retail" tenants.

Commissioner Guerra asked Mr. Ahkavan how they came to the final layout of the proposed property. Mr. Ahkavan stated that they proceeded according to the Zoning Ordinance and tried to keep parking spaces in the back for aesthetic purposes.

Commissioner Guerra asked Mr. Ahkavan about the choice to go with a flat roof instead of a pitched roof that is seen in the surrounding developments. Mr. Ahkavan stated that it was the Architect's recommendation and the owner's desire for the roof design.

Vice Chairman Portman opened the Public Hearing. The following persons spoke:

David Flesher, Grow It Land Designs, 794 S Denton Tap Rd, Coppell, Texas, 75019. Mr. Flesher commented that he is in favor of the development as long as the drainage and shared easements are done properly.

Teffy Thachenkary, 323 Buttonwood Ct, Coppell, Texas, 75019. Mr. Thachenkary was opposed to the design due to the building being close to Denton Tap Rd.

Vice Chairman Portman closed the Public Hearing.

Commissioner Sarma addressed the previous comment noting that the building could not be set back off Denton Tap Road due to the fire lane requirements.

A motion was made by Commissioner Williford to recommend approval of this agenda item with the conditions outlined by staff. Seconded by Vice Chair Portman; motion carried (4-2).

Aye: 4 - Vice Chair Portman, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

Nay: 2 - Commissioner Sue Blankenship and Commissioner Freddie Guerra.

5.

Consider approval of Gateway Business Park, Lot 1R-2, Block 2, Site Plan Amendment (Haverty's), to allow a 156,150-square-foot expansion to the existing 273,074-square-foot warehouse/showroom facility, with additional trailer storage areas on 26.88 acres of property located at 770 Gateway Boulevard, at the request of Haverty Furniture Companies, being represented by Jason Weaver, Goodwin & Marshall, Inc.

Ms. Diamond introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to the following conditions:

1. Revise the elevations of the guard building to indicate a cladding with a masonry product to have the same appearance as the main structure.
2. Gates crossing the fire lane shall have automatic actuators and be equipped with GTT Opticom.

Jason Weaver, Goodwin and Marshall, Inc., 2405 Mustang Drive, Grapevine, Texas, 76051, was present to address questions and concerns from the commission.

Commissioner Williford asked Mr. Weaver if there is currently a guard house on the property. Mr. Weaver replied that there is currently a guard house onsite to the east of the existing building.

A motion was made by Commissioner Williford to approve this agenda item with the conditions outlined by staff. Seconded by Commissioner Robinson; motion carried (6-0).

Aye: 6 - Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

6.

PUBLIC HEARING:

Consider approval of Gateway Business Park, Lot 1R-2 and 3A-R, Block 2, Replat (Haverty's), being a replat of Lot 1R and 3A, Block 2 to relocate the mutual lot line and provide necessary easements to allow a 156,150-square-foot expansion to the existing 273,074-square-foot warehouse/showroom facility on Lot 1R-2, on 43.28 acres of property located along the north side of Gateway Boulevard, south of the DART R.O.W. at the request of Haverty Furniture Companies, being represented by Jason Weaver, Goodwin & Marshall, Inc.

Ms. Diamond introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval subject to the following condition:

1. Include the purpose statement: "The purpose of this replat is to abandon existing and establish new fire lane easements and to relocate the lot line to allow the expansion of the warehouse facility on Lot 1R-2" on Page 1 of the replat.

Mr. Jason Weaver, Goodwin and Marshall, Inc., was present to address questions and concerns from the commission.

Commissioner Robinson asked Mr. Weaver if they are going to use Exchange Circle for entry to the site. Mr. Weaver replied that they will only use Exchange Circle for emergency access. The secure access will be off of Gateway Blvd.

Mr. Weaver agreed with the conditions presented by staff.

Commissioner Blankenship asked if there is going to be a gated exit or if a KNOX- BOX system would be utilized. Mr. Weaver stated that they will comply with the Opticom requirement and work with the Fire Marshal.

Vice Chairman Portman opened the Public Hearing and advised that no one signed up to speak and nobody wished to speak. Vice Chairman Portman

closed the Public Hearing.

A motion was made by Commissioner Sarma to approve this agenda item with the conditions outlined by staff. Seconded by Commissioner Robinson; motion carried (6-0).

Aye: 6 - Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Vijay Sarma, and Commissioner George Williford.

7. Update of Council action for Planning agenda item on May 9, 2017:
A. Ordinance for S-1261-C, Wing Stop
- Ms. Diamond advised the commissioners of Council's action on May 9, 2017, and stated that the above item had been approved.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:12 p.m.

Glenn Portman, Vice Chairman

Ashley Owens, Planning Secretary