



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, October 19, 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: 7

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

Also present were Marcie Diamond, Assistant Director of Community Development/Planning, Mary Paron-Boswell, Senior Planner, 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 October 19, 2017, in the Council Chambers at 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

Chairman Eddie Haas called the meeting to order at 6:30 p.m.

3. Consider approval of the minutes for September 14, 2017.

A motion was made by Vice Chair Portman, seconded by Commissioner Williford, to approve the minutes as written. The motion passed (6-0). Commissioner Blankenship abstained.

4. Consider approval of the North Gateway Plaza, Lot 1, Block A Final Plat, being a Final Plat of 5.32 acres of property to establish necessary easements and fire lanes to allow the development of an approximate 41,000 square foot commercial development (a fitness center) on property located in the northwest quadrant of S.H. 121 and Denton Tap Road, at the request of Gateway, Ltd, represented by Don Harrelson, Baird Hampton & Brown Engineers.

STAFF REP.: Marcie Diamond

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 comment will be generated at the time of Detail Engineering review.
2. Tree Mitigation Plan/Tree Removal Permit shall be required prior to the removal of any trees.
3. The deceleration lane on Denton Tap serving the southern mutual access easement shall be constructed and accepted by the city prior to the issuance of a Certificate of Occupancy for this development.
4. Include the Flood Plain Administrator's signature block on the Final Plat.

Commissioner Robinson asked Ms. Diamond if the deceleration lane is within the applicant's control. Ms. Diamond stated that the deceleration lane is a planned development condition and within the applicant's control.

A motion was made by Commissioner Robinson, seconded by Commissioner Williford, to approve this agenda item with the conditions outlined by staff. The motion passed by unanimous vote.

5. PUBLIC HEARING:

Consider approval of Case No. S-1262-LI, Driversselect, (Four Seasons Addition, Lot 1), a zoning change from LI (Light Industrial) to S-1262-LI (Special Use Permit-1262) to allow the occupancy of the existing 153,000 square foot office/warehouse building for internet-based car sales and ancillary uses (minor car repair, car storage and offices) on approximately 8.7 acres of land located at 100 S. Royal Lane, at the request of MLRP 100 Royal LTD PS, being represented by Steve Hall, Driversselect.

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

1. All parking spaces visible from Royal Lane shall be solely used for customer and employee parking.
2. There shall be no vehicle display outside of the building. All vehicles parked outside of the screened area shall be limited to customer and employee parking. At no time shall there be signs/banners/painting on windows, etc. on

- any car or vehicle indicating that it is for sale.
3. There shall be no car repair, maintenance, painting or similar activities occurring outside of the building at any time.
 4. Tires stored outside the building shall be contained within the storage building as indicated on the Site Plan.
 5. In the event that the evergreen tree row along the north property line is removed, or no longer provides the visual screen, then either a solid screening wall and/or replacement trees will be required to allow the continuation of outdoor storage along the north side of the building.
 6. The re-occupancy of this building for this use shall adhere to all Building, Fire, and Environmental Codes.
 7. A Minor Amending Plat shall be required to provide the extension of the fire lane, as indicated on the site plan.
 8. If the off-site vehicle storage is located within the City of Coppell, then an Amendment to this SUP will be required.
 9. Compliance with any additional comments generated during final engineering review.

Commissioner Williford asked Ms. Diamond about the landscape plan being low. Ms. Diamond stated that much of the property is exempt since the majority of it is screened from the public right of way. Ms. Diamond stated that the applicant will be providing additional landscaping along Royal Lane.

Dan Weiss, Driversselect, 3314 Corkwood Drive, Frisco, Texas, was present to address questions and concerns from the commission.

Commissioner Robinson asked if individuals have an opportunity to come into the facility to view a vehicle before purchasing. Mr. Weiss stated that individuals view the cars online, and then they come to the facility to test drive the car before the purchase.

Commissioner Robinson asked if the Driversselect staff reconditions engines and transmissions. Mr. Weiss stated that they do not. The cars that they sell are under factory warranty. Driversselect does not perform that type of vehicle service.

Commissioner Robinson asked how employees would put fuel in the vehicles. Mr. Weiss stated that the Fire Code allows for up to 5 gallons of fuel in the vehicles. Once a purchase is made, a sales representative would take the vehicle to a gas station to fill up the gas tank for the customer when the vehicle is purchased.

Chairman Haas asked Mr. Weiss if a test drive would be done through a residential neighborhood. Mr. Weiss stated that test drives will not be done in residential areas.

Commissioner Guerra asked where the staging area is going to be onsite. Mr. Weiss stated that the "sold" or staging area is going to be towards the back of the property.

Commissioner Blankenship asked if there is going to be car washing onsite. Mr. Weiss stated that there will be car washing onsite, it will be inside the facility, and it will comply with all regulations on water disposal.

Commissioner Blankenship asked if minor repairs will be done onsite. Mr. Weiss stated that minor services such as oil changes, air filter changes, and tire changes are done onsite.

Commissioner Blankenship asked how they plan on disposing of tires. Mr. Weiss stated that they pay a company to come pick up the used tires from the facility.

Commissioner Blankenship asked if a customer hasn't viewed the Driversselect website, can they come into the facility to browse the available inventory. Mr. Weiss stated yes, they can view the inventory through a kiosk onsite, but most customers have already viewed the website and know which car they are going to purchase.

Chairman Haas asked Mr. Weiss if they will be doing window tinting or any customization to the vehicles. Mr. Weiss stated that they will not be doing any customizations to the vehicles.

Mr. Weiss agreed with the conditions presented by staff.

Commissioner Williford asked George Marshall if there is any concern with the drainage with the adjacent property owner. Mr. Marshall stated that they will be looking at the detailed engineering plans once they are submitted to ensure that there aren't any drainage issues.

Chairman Haas asked Mr. Marshall if there will be any onsite circulation issues with large trucks delivering vehicles. Mr. Marshall stated that Driversselect will be extending the fire lane around the entire building which will help their delivery trucks as well as Fire Department responses with their large trucks.

Chairman Haas asked Mr. Weiss how the vehicles will be delivered to the property. Mr. Weiss stated that the northside of the building will have a loading area where the large trucks will deliver vehicles.

Chairman Haas opened the Public Hearing. The following persons spoke:

Paul Colton, 156 Glenwood Drive, Coppell, Texas, 75019. Mr. Colton expressed concern with the signage of Driversselect. He stated that the 18-wheeler trucks that deliver the vehicles are also a concern.

Ms. Jenny Walter, 156 Glenwood Drive, Coppell, Texas, 75019. Ms. Walter asked what kind of trucks will be picking up used tires from the property.

Chairman Haas closed the Public Hearing.

Chairman Haas asked Mr. Weiss if the submitted signage is the official logo of Driversselect.

Alissa Sutton, Design and Project Manager for Driversselect, 13615 N. Central Expressway, Dallas, Texas, 75243, was present to address questions and concerns from the commission. Ms. Sutton explained that orange is the official color of Driversselect. Ms. Sutton stated that the submitted design is a toned-down version of their official logo. Chairman Haas asked Ms. Sutton if the design is a registered trademark. Ms. Sutton replied that it is.

Ms. Diamond stated the size and color of the sign is compliant with the Sign Ordinance. Ms. Diamond also stated that before a sign permit is issued by Building Inspections, they will check that the trademark is registered.

Commissioner Sarma asked Ms. Sutton if Driverrselect would be willing to put a shortened version of the logo on the building. Ms. Sutton stated that they plan on placing "Driverrselect" on the building.

Matt Smith, ML Realty Partners, 6930 Arboreal Drive, Dallas, Texas, 75231, was present to address questions and concerns from the commission. Mr. Smith stated that the sign will be in boxed letters.

Chairman Haas asked Mr. Weiss what kind of trucks pick up the used tires from the property. Mr. Weiss stated that it is an enclosed box truck.

A motion was made by Commissioner Williford, seconded by Vice Chairman Portman, to recommend approval of this agenda item with the conditions outlined by staff. The motion passed by unanimous vote.

6.

PUBLIC HEARING:

Consider approval of PD-214R7-C, Arbor Manor Retail (Great Expressions), a zoning change request from PD-214R6-C (Planned Development-214 Revision 6-Commercial) to PD-214R7-C (Planned Development-214 Revision 7-Commercial), to allow an oversized 53 square foot sign, on a lease space currently permitted to have a 36 square foot sign at 143 S. Denton Tap Road, Suite #180; at the request of AM-Shoppers at Coppell Manors, LLC being represented by Garry Potts, Professional Permits.

Ms. Diamond introduced the case with exhibits. Ms. Diamond stated that staff is recommending denial of the request based on the following:

1. The proposed sign is not compliant with the sign section of the Zoning Ordinance.
2. It could set a precedent in allowing larger signs for other tenants if approved.

Commissioner Robinson asked Ms. Diamond if there is another possible arrangement for the signage. Ms. Diamond stated that the applicant and the Planning department could not reach an agreement on a variation of the sign.

Zeke Bullock, Barnett Signs, 4250 Action Drive, Mesquite, Texas, 75150, was present to address questions and concerns from the commission. Mr. Bullock stated that the requested sign design has been scaled down as much as possible to give the company enough exposure from the roadway.

Chairman Haas asked Mr. Bullock if the daily operations of the dental center are by appointment only or is it open for walk-ins. Chairman Haas stated that dentists' offices typically operate on an appointment basis, therefore; they typically do not receive walk-in requests.

Chairman Haas opened the Public Hearing. The following person spoke:

Paul Colton, 156 Glenwood Drive, Coppell, Texas, 75019. Mr. Colton expressed concern with the signage of Great Expressions. He stated that the character of the city needs to be maintained through the city's ordinances.

Chairman Haas closed the Public Hearing.

Chairman Haas addressed Mr. Colton's concerns by explaining the sign ordinance and its adoption of color.

Ms. Diamond stated that the sign ordinance has been adjusted in recent years. Color is allowed if it is a part of the registered logo of the business.

Commissioner Robinson asked Ms. Diamond if a sign application was submitted and it met the sign ordinance in terms of size and color, but the sign was immoral, what would the restrictions be. Ms. Diamond stated that a legal opinion by the City Attorney would be requested prior to bringing it before the commission.

Vice Chairman Portman stated that if the commission were to approve the request for the sign variance it would set a precedent for other businesses throughout the city to seek the same variance.

A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to recommend denial of this agenda item. The motion passed by an unanimous vote.

7. Update of Council action for Planning agenda items on September 26 & October 10, 2017:

- A. S-1029R-LI, Mechanical Garage
- B. PD-240R4R2-HC, North Gateway Plaza
- C. PD-157R7-C, Valley Ranch Plaza
- D. PD-206R-H, Conoboy Addition (Pence)
- E. PD-291-H, 705 S. Coppell Road

Ms. Diamond advised the commissioners of Council's actions on September 26 & October 10, 2017, and stated that the above items had been approved.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:39 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary