



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, February 15, 2018

6:00 PM

255 Parkway Blvd.

**Commissioner Edmund Haas
(CHAIR)**

**Commissioner Glenn Portman
(VICE CHAIR)**

Commissioner Sue Blankenship

Commissioner Freddie Guerra

Commissioner Ed Maurer

Commissioner Doug Robinson

Commissioner George Williford

PRESENT:

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

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; George Marshall Engineering Manager; and Ashley Owens, Recording 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, February 15, 2018, 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 Haas called the meeting to order at 6:36 p.m.

3. Consider approval of the minutes for January 18, 2018.

A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to approve the minutes as written. The motion passed by unanimous vote. (7-0)

4.

PUBLIC HEARING:

Consider approval of Pecan Creek Addition, Lot 2A, Block A, Replat, being a replat of Lot 2, Block A, to establish fire lanes and necessary easements to allow the development of office and retail 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.

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 comments may be generated upon detail engineering review and building permit.
2. A Tree Removal Permit will be required prior to the removal of any trees.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Williford, seconded by Commissioner Guerra, to approve this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

5.

PUBLIC HEARING:

Consider approval of PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on Lot 2B1 and the approval of Concept Plan for Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, at the request of Riverchase Realty LLC, being represented by Geoff Walker.

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

1. Correct the landscape calculations to allow the determination of the specific variances being requested.
2. The following will be incorporated as PD Conditions:
 - Approval of a Detail Site Plan shall be required prior to the development Lot 2B2.
 - The hike and bike trail shall be constructed by the property owner/developer from the southern property line to Belt Line Road prior to the certificate of occupancy for the development on Lot 2B2 or within five years, whichever occurs first.
 - The occupants of the building on Lot 2B2 shall be permitted to advertise on the existing monument sign located on Lot 2B1.
 - The occupants of Lot 2B1 shall retain the right to use the existing dumpster

located on Lot 2B2.

- Variances to the Landscape Ordinance.

Peter Hennessey, Hennessey Engineering, 1417 W. Main Street, Suite 100, Carrollton, Texas, 75006, was present to address questions and concerns from the commission. Mr. Hennessey stated that he is in agreement with the conditions presented by staff.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Robinson, seconded by Vice Chairman Portman, to recommend approval of this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

6.

PUBLIC HEARING:

Consider approval of Sherrill Acres, Lot 2B1 and 2B2, Block 1, Replat, being a replat of Lot 2B, Block 1 into two lots to allow the retention of the existing office on Lot 2B1 and the sale of Lot 2B2 for future office on 1.44 acres of property located at 1703 East Belt Line Road, at the request of Riverchase Realty LLC, being represented by Geoff Walker.

STAFF REP.: Marcie Diamond

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

1. This Replat shall not be filed for record until PD-293-LI is approved.
2. Add the following notes to the replat:
 - Approval of a Detail Site Plan shall be required prior to the development Lot 2B2.
 - The hike and bike trail shall be constructed by the property owner/developer from the southern property line to Belt Line Road prior to the certificate of occupancy for the development on Lot 2B2 or within five years, whichever occurs first.
 - The occupants of the building on Lot 2B2 shall be permitted to advertise on the existing monument sign located on Lot 2B1.
 - The occupants of Lot 2B1 shall retain the right to use the existing dumpster located on Lot 2B2.

Chairman Haas opened the Public Hearing and advised that no one signed up to speak and no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Robinson, seconded by Vice Chairman Portman, to approve this agenda item with the conditions presented by staff. The motion passed by unanimous vote. (7-0)

7.

Consider approval of Village of Cottonwood Creek Retail, Site Plan, being a site plan for an 5,860 square-foot retail, medical, and office building on 0.98 acres of land zoned R (Retail) located at the northeast corner of Sandy Lake Road and North Coppell Road, at the request of KADRSM LLC, being represented by MD Mozar Islam, P.E.

STAFF REP.: Marcie Diamond

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

1. There will be additional comments at the time of Detail Engineering Review and Building Permit.
2. Tree removal permit will be required prior to the removal of any trees.
3. Signage shall comply with the sign ordinance and be generally consistent in terms of style, placement and size.
4. All required existing and proposed easements must be included on the Site and Landscape Plans, including the electric easement along the street frontages.
5. Revised the Landscape Plan to correct typos and minor calculation errors.
6. Submission of the location and type of the lighting facilities, security lighting, screening and glare shades will be required at the time of Building Permit, to ensure compliance with glare and lighting ordinance.
7. Revise the Building Elevations (Sheet A5-1) to:
 - Replace the metal awnings with a canvas material.
 - Specify color and material of the back side of the parapet wall.
 - Provide the masonry calculations, per facade, in table format
 - Label all materials in a consistent manner.
8. Submit a color board which indicates the name of the proposed project and show a sampling of all proposed materials in the appropriate color and labeled accordingly

Commissioner Haas asked Ms. Diamond what the color requirements are for canvas fabric. Ms. Diamond stated that the fabric is required to be earth-toned and the applicant has chosen black.

Commissioner Haas welcomed members of the audience to voice their opinions on the proposed site plan.

The following people spoke:

Kevin Lindbloom, 137 Bricknell Lane, Coppell, TX, 75019.
Rajesh Aswathnarayana, 141 Bricknell Lane, Coppell, TX, 75019.
Denise Byers, 145 Bricknell Lane, Coppell, TX, 75019.

The main citizen concerns were:

Grading/Drainage onto residential
Screening of the dumpsters
Drainage
Traffic and Safety
Hours of Operation for the businesses
Lowering of home values

Ajay Kadyan, property owner, 148 Bricknell Lane, Coppell, TX, 75019, and MD Mozar Islam, Engineer, 9401 LBJ Freeway, #305, Dallas, TX, 75243, were present to address questions and concerns from the commission. Dr. Snaha Patel, of Metroplex Medical Center, 117 Wild Plum, Coppell, TX, 75019, who will occupy the space stated that the medical office will be open from 7:30 a.m. to 4:30 p.m.

Commissioner Haas recommended to Mr. Kadyan to arrange dumpster pickup after 7 a.m.

A motion was made by Commissioner Williford, seconded by Commissioner Robinson, to approve the agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (7-0)

8. Consider approval of Village of Cottonwood Creek Retail Addition, Lot 1, Block A, Minor Plat, containing 0.98 acres of land zoned Retail (R) located at the northeast corner of Sandy Lake Road and North Coppell Road, at the request of KADRSM LLC, being represented by MD Mozar Islam, P.E.

STAFF REP.: Marcie Diamond

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

1. There will be additional comments at the time of Detail Engineering Review.
2. Tree Removal Permit will be required prior to the removal of any trees.
3. All required existing and proposed easements must be included on the Minor Plat, including the electric easement along the street frontages.
4. Correct the note on the plat to read:
"I, _____ (Surveyor or Engineer), verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown."

Ajay Kadyan, 148 Bricknell, Coppell, Texas, 75019, was present to address questions and concerns from the commission. Mr. Kadyan agreed with the conditions presented by staff.

A motion was made by Commissioner Williford, seconded by Vice Chairman Portman, to approve the agenda item with the conditions outlined by staff. The motion passed by unanimous vote. (7-0)

9. Update of Council action for Planning agenda items on February 13, 2018:
- A. Ordinance for S-1263-C, Biryani Express
 - B. PD-292-SF-12, Coppell Middle School East
 - C. PD-136R4-LI, RumbleOn
 - D. PD-294-C, Alpine Wash, White Glove Express Addition
 - E. PD-217R2-C, Doggie's Wonderland

Ms. Diamond advised the commissioners of Council's actions on February 13, 2018, and stated that the above items have been approved, excluding PD-136R4-LI, RumbleOn, which was postponed until the March 27, 2018, City Council meeting.

Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:31 p.m.

Edmund Haas, Chairman

Ashley Owens, Planning Secretary