



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, December 20, 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, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Ed Maurer, and Commissioner George Williford.

ABSENT: Vice Chair Glenn Portman, Commissioner Doug Robinson

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, met in Work Session at 6:00p.m., and in Regular Session at 6:30p.m. on Thursday, December 20, 2018, to be held in Council Chambers at 255 E. Parkway Boulevard.

The purpose of this meeting was 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.

Prior to discussion on item #6, Commissioner Guerra left the meeting upon filing a conflict of interest affidavit at 6:24 p.m.

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

2. Call To Order

Chairman Haas called the meeting to order at 6:35 p.m.

3. Consider approval of the minutes for November 15, 2018.

A motion was made by Commissioner Williford, seconded by Commissioner Guerra to approve the minutes as written. The motion passed (5-0). Chairman Haas abstained.

4.

PUBLIC HEARING:

Consider approval of the Old Coppell Townhomes Addition, Lots 1R-1 and 1R-2, Block A, Replat, being a replat of Old Coppell Townhomes Addition, Lot 1, Block A, to subdivide Lot 1, Block A into two lots for two live/work units on a total of 0.272 acres of land located at the northeast corner of Coppell Road and McNear Drive; at the request of Mathew Williamson P.E., of MBW Engineering, LLC.

STAFF REP.: Mary Paron-Boswell

Mary Paron-Boswell, Senior Planner, introduced the case with exhibits. Ms. Paron-Boswell stated that staff is recommending approval subject to the following conditions:

1. Additional comments may be generated upon detail engineering review and building permit.

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

A motion was made by Commissioner Williford, seconded by Commissioner Guerra, to approve the agenda item with conditions presented by staff. The motion passed unanimously (5-0).

5.

Consider approval of a 6 month extension to the approval of the Blackberry Farm PH I, Final Plat to subdivide 36.5 acres of property to permit the development of 54 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd.

Marcie Diamond, Assistant Director of Community Development/Planning introduced the case with exhibits. Ms. Diamond stated that staff is recommending approval of the six-month extension to the approval of Final Plat, Phase 1, for Blackberry Farms, to expire on July 19, 2019.

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

A motion was made by Commissioner Williford, seconded by Commissioner Maurer, to approve the agenda item with conditions presented by staff. The motion passed unanimously (5-0).

At 6:43p.m., Commissioner Guerra left the meeting upon filing a conflict of interest affidavit.

6.

Consider approval of an Ordinance for PD-297-HC to establish a Concept Site Plan for hotel, retail, restaurants and office uses on 16.57 acres and a Detail Site Plan for two Hotels, one being a Residence Hotel

on approximately 6 acres located at the northeast corner of SH 121 and Sandy Lake Road and authorizing the Mayor to sign.

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. Concept Plan Conditions:

- a. At the time of Detail Site Plan approval for the remaining 11 +/- acres, consideration be given to providing additional buffers along the freeway, as well as, a focal point feature at the intersection of SH 121 and Sandy Lake Road, other than a 40' tall non-compliant multitenant sign.
- b. Detail Site Plans shall meet all development code requirements unless specifically varied at that time.
- c. There shall be a coherent architectural theme and Detail Site Plans shall include elevation facades to assure architectural compatibility. Variances to Sec. 12-22-5. Type of exterior construction relating to the color of wall surfaces will be reviewed at the time of

Detail Site Plan approval:

- d. There shall be a consistent sign package for all attached signs and signs to be compliant with the provisions of the Sign Ordinance.
- e. This property shall to be replatted to provide building sites, necessary easements, tree preservation area and Property Owners Association.
- f. The following traffic improvements are required to support this development, based on the T.I.A. submitted and shall be at the time of the platting of the property:
 - i. Provide an eastbound left turn lane with 150 feet of storage on Sandy Lake Road at Royal Lane.
 - ii. Provide a northbound right turn lane with 425 feet of deceleration including 100-foot taper on SH 121 Northbound Frontage Road at Driveway 2.
 - iii. Provide a northbound right turn lane with 300 feet of deceleration including 100-foot taper on SH 121 Northbound Frontage Road at Driveway 3.
 - iv. Modify existing signal at the intersection of Sandy Lake Road and Royal Lane to accommodate for southbound leg and eastbound left turn lane including a new traffic signal pole for the southbound direction and pedestrian signals for all legs.

In addition,

- v. To construct one additional northbound through lane to the development at the intersection of Sandy Lake and Royal Lane.
- vi. The addition of a deceleration lane for the right turn into the Royal Lane Driveway.
- g. At the time of platting Fire lane shall be stubbed-out at intersections to Phase 2 to allow connection of future buildings.
- h. Property Owners Association shall maintain all common areas, including the landscape medians, tree preservation area pedestrian areas, and all enhanced paving surfaces. Property Owners Association documents areas shall be submitted for staff review prior to the filing of the Final Plat.
- i. Additional comments will be generated at the time of Detail Engineering review.

2. Detail Plan – Home2-Suites, staff is recommending DENIAL of variance to Sec. 12-30-18. (2) c. Not more than 22 room units per acre, and the deficit in one amenities, however, in the event that City Council grants a variance to

this section, then the following conditions would apply:

- a. Allowance to the variance in the number of colors of masonry and accent materials, subject revisions to the materials the reduction in the stucco areas to be compliant with the 80% masonry requirement.
- b. All signs shall be compliant with the Sign Ordinance.

3. Detail Plan – LaQuinta, staff is recommending Approval, subject to:

- a. Allowance to the variance in the number of colors of masonry and accent materials, subject revisions to the materials to replace the Sintered Stone Compact Surface Panels with brick.
- b. All signs shall be compliant with the Sign Ordinance.
- c. Allowing for a one parking space deficit, with 131 parking spaces being provided.

Gary McCalla, McCalla Design Group, 780 N. Watters, Suite 100, Allen, Texas 75013 was present to address questions and concerns from the commission regarding the architectural concept.

DK Patel, owner of Whitestone Hospitality, 1200 West Walnut Hill Ln, Irving, Texas 75038 was present to address questions and concerns regarding the hospitality market and this hotel is designed and will function as short term versus a residence hotel.

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

A motion was made by Commissioner Williford, seconded by Commissioner Maurer, to approve the agenda item with conditions presented by staff, revised to approve the variance to Sec. 12-30-18. (2)c. not more than 22 room units per acre, and the deficit in one amenities. The motion passed unanimously, (5-0).

At 7:45p.m., Commissioner Guerra returned to the meeting.

Adjournment

Chairman Haas thanked Commissioner Williford for his service to the Planning and Zoning Commission.

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 7:46p.m.

Edmond Haas, Chairman

Kami McGee, Planning Secretary