



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, January 17, 2019

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 Jim Walker

PRESENT: Chair Edmund Haas, Vice Chair Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Ed Maurer, Commissioner Doug Robinson, and Commissioner Jim Walker.

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Kumar Gali, Assistant Director of Public Works/Engineering; Kami McGee, 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, January 17, 2019, in the 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.

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

2. Call To Order.

Chairman Haas called the meeting to order at 6:31 p.m.

3. Consider approval of the minutes for December 20, 2018.

A motion was made by Commissioner Haaus, seconded by Commissioner Blankenship to approve the minutes as written. The motion passed unanimously, (7-0).

4.

PUBLIC HEARING:

Consider approval of the Connell Skaggs Addition, Lot 3R2-1, Block 1 (Andy's), Replat being a replat of Lot 3R2, Block 1, provide necessary easements to permit the development of a drive-through and walk up restaurant, with no indoor seating, on 1.21 acres of property located on Sandy Lake Road, west of Denton Tap (180 W. Sandy Lake), at the request of LG Woodside Coppell, being represented by Brian M.

Satagaj, Halff Associates

STAFF REP.: Marcie Diamond

Marcie Diamond, Assistant Director of Planning, 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 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 Maurer, seconded by Commissioner Portman, to approve the agenda item with conditions presented by staff. The motion passed unanimously (7-0).

5.

PUBLIC HEARING:

Consider approval of PD-295-HC, Archway 121, a zoning change request from HC (Highway Commercial) to PD-295-HC to establish a Concept Site Plan for gas station, hotel, retail, restaurants and office uses on 8.7 acres of property and a Detail Site Plan for a convenience food store with gas pumps on 2.2 acres located at the southeast corner of SH 121 and Freeport Parkway, at the request of Archway 121 Coppell Ltd., being represented by Chase Helm, Winkelmann & Associates, Inc.

Marcie Diamond, Assistant Director of Community Development/Planning introduced the case with exhibits. Ms. Diamond stated that staff is recommending DENIAL of PD-295-HC, Archway 121, due to non-compliance issues, land use concerns and lack of addressing the vision as set forth in the Highway Commercial (HC) Zoning District, as well as, the Freeway Special District designation on the Comprehensive Plan and outstanding issues and comments as discussed at the November 15, 2018 Planning & Zoning meeting.

Eric Hawk, Archway Properties, 8390 LBJ Freeway, Ste. 565, Dallas, Texas, 75243, land owner, was present to address questions and concerns from the commission.

Michael Clark, Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, Ste. 325, Dallas, Texas 75230, was present to address questions and concerns from the commission regarding the concept plan overall.

Kelly Parma, Lee Engineering, 3030 LBJ Freeway, Dallas, Texas 75234, traffic engineer, was present to address traffic concerns and questions from the commission.

Mike Talcot, 1120 N. Industrial Blvd., Euless, Texas 76039, Quik Trip, was present to address questions and concerns from the commission regarding the Quik Trip detail site plan.

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 Blankenship, seconded by Commissioner Robinson to deny the agenda item as submitted. The motion carried (6-1).

Aye: 6 - Chairman Haas, Vice Chairman Portman, Commissioner Blankenship, Commissioner Maurer, Commissioner Robinson, and Commissioner Walker.

Nay: 1 - Commissioner Guerra.

Marcie Diamond, Assistant Director of Community Development/Planning, reminded the commissioners the Open Meetings Act Training scheduled for January 31, 2019 was cancelled and reminded the Commission that Focus North Texas is on Friday, February 8, 2019.

Adjournment

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 8:04 p.m.

Edmund Haas, Chairman

Kami McGee, Planning Secretary