



City of Coppell, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, March 21, 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 Glenn Portman, Commissioner Sue Blankenship, Commissioner Ed Maurer, Commissioner Doug Robinson, and Commissioner Jim Walker.

ABSENT: Commissioner Freddie Guerra

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner; Kumar Gali, Assistant Director of Engineering; Kami McGee, Planning Secretary.

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas, will meet in Work Session at 6:00p.m., and in Regular Session at 6:30p.m., on Thursday, March 21, 2019, to be held in 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

The Planning & 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)

1. Call To Order.

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

2. Consider approval of the minutes for February 21, 2019.

A motion was made by Commissioner Walker, seconded by Vice Chairman

Portman to approve the minutes as written. The motion passed unanimously, (6-0).

3.

PUBLIC HEARING:

Consider approval of Old Coppell Estates Addition, Lots 3R2 & 4R2R, Block 1, Replat, being a replat of a portion of the Old Coppell Estates to reduce the size of Lot 4R2 (361 Hearthstone Lane) from 33,606 square feet to 16,270 square feet, by replatting 4,668 square feet into Lot 3 (365 Hearthstone Lane) and the remaining 12,668 square feet into Lot 1R2, Block 1 of the Vaughn Addition (412 W. Bethel Road) at the request of David & Fiona Barleggs and Amy and Michael Curtis, being represented by Eddie Rodrigues, Windrose Land Surveying.

Marcie Diamond, Assistant Director of Community Development/Planning introduced the case with exhibits. Ms. Diamond stated that staff is recommending APPROVAL of Old Coppell Estates Addition, Lots 3R2 and 4R2R, Block 1, Replat with no outstanding conditions.

David Barleggs, 361 Hearthstone Lane, Coppell, Texas 75019, was present to address any questions and concerns from the commission.

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 Vice Chairman Portman seconded by Commissioner Mauer, to approve the agenda item. The motion passed unanimously, (6-0).

4.

PUBLIC HEARING:

Consider approval of the Vaughan Addition, Lot 1R2R, Block 1, Replat, being a replat of Lot 1R2, Block 1, of the Vaughan Addition, to increase the size of the lot from 0.3 acres to 0.6 acres, by replatting 0.3 acres from Old Coppell Estates Addition, Lot 4R2, Block 1, on property located at 412 Bethel Road, at the request of TWKW Enterprises, LLC and David & Fiona Barleggs being represented by Eddie Rodrigues, Windrose Land Surveying.

Marcie Diamond, Assistant Director of Community Development/Planning introduced the case with exhibits. Ms. Diamond stated that staff is recommending APPROVAL of Lot 1R2R, Block 1, Vaughan Addition, subject to the condition that any additional construction (structures or paving) will require approval of a Site Plan Amendment.

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 Vice Chairman Portman seconded by Commissioner Blankenship, to approve the agenda item with the condition presented by staff. The motion passed unanimously, (6-0).

5.

PUBLIC HEARING:

Consider approval of ZC-627, 361 and 365 Hearthstone Lane (rear portions), being a rezoning request from H (Historic) to SF-9 (Single

Family-9) on 0.3 acres of property located approximately 120 feet west of Hearthstone Lane and approximately 153 feet north of W. Bethel Road, being the rear portions of 361 and 365 Hearthstone Lane at the request of David & Fiona Barleggs and Amy & Michael Curtis being represented by Eddie Rodrigues, Windrose Land Surveying.

Marcie Diamond, Assistant Director of Community Development/Planning introduced the case with exhibits. Ms. Diamond stated that staff is recommending APPROVAL of ZC-627, 361 and 365 Hearthstone Lane to rezone from H (Historic) to SF-9 (Single Family -9), with no conditions.

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 Vice Chairman Portman seconded by Commissioner Robinson, to approve the agenda item. The motion passed unanimously, (6-0).

6.

PUBLIC HEARING:

Consider approval of Carter Estates, Phase 2, Lot 1R1 and 1R2, Replat, being a replat of Lot 1 of Carter Estates, Phase 2 into two lots, Lot 1R1 containing the existing home on 1.6 acres and Lot 1R2, containing 5.2 acres, being an unbuildable lot (heavily wooded flood plain area) located at 501 Carter Drive, at the request of Brian and Elizabeth Rathe.

Marcie Diamond, Assistant Director of Community Development/Planning stated the applicant has requested that this request be withdrawn. Ms. Diamond stated that staff is recommending DENIAL of Carter Addition, Phase 2 Lots 1R1 and 1R2, Replat.

A motion was made by Chairman Haas, seconded by Vice Chairman Portman, to deny the agenda item. The motion passed unanimously, (6-0).

7.

PUBLIC HEARING:

Consider approval of S-1033R6-SF-12, Vista (Coppell Classical) Academy, zoning change request from S-1033R5-SF-12 (Special Use Permit-1033 Revision 5-Single Family-12) to S-1033R6-SF-12 (Special Use Permit-1033 Revision 6-Single Family-12), to approve a revised site and landscape plan for the extension of the fire lane and the addition of 46 parking spaces on 4.85 acres of property located at 140 S. Heartz Road, at the request of Responsive Education Solutions, being represented by Josh Barton, PE, G&A | McAdams.

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.**
- 2. This charter school shall be licensed and maintained in accordance with state law and may provide instruction for Kindergarten through eight (8th) grade.**
- 3. The student enrollment capacity under this Special Use Permit shall not**

exceed five hundred (500) students.

4. All dead landscaping shall be replaced as shown on the Landscape Plan.

Josh Barton, G&A|McAdams, 111 Hillside Drive, Lewisville, Texas, was present to address any questions and concerns from the commission.

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

Andy Herbert, 142 London Way, Coppell, Texas 75019 was undecided.

David Brooks, 148 Westbury Court, Coppell, Texas 75019 was undecided.

The main concern of the citizens:

Landscaping maintenance

Condition of fencing

Chairman Haas closed the public hearing.

Discussion ensued regarding landscape and fence maintenance.

A motion was made by Commissioner Robinson, seconded by Commissioner Blankenship, to approve the agenda item with conditions presented by staff including a 5th condition stating all fencing should be reviewed for condition and compliance with zoning and a revision to #4 reflecting "All dead landscaping shall be replaced and maintained as shown on the Landscape Plan. The motion passed unanimously, (6-0).

8. Update on City Council Actions.

Ms. Diamond informed the commission that City Council overturned their recommendation for denial and approved the PD for QT at Freeport and 121 at the February 26th Council Meeting.

9. Assistant Director Comments.

Ms. Diamond reminded the commission about the Volunteer Dinner on April 11th and asked for feedback regarding the monthly Boards & Commissions newsletter.

Adjournment.

There being no further business before the Planning and Zoning Commission, the meeting was adjourned at 7:35 p.m.

Edmund Haas, Chairman

Kami McGee, Planning Secretary