



# City of Coppell, Texas

255 E. Parkway Boulevard  
Coppell, Texas  
75019-9478

## Minutes

### Planning & Zoning Commission

---

Thursday, June 20, 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:** Vice Chair Glenn Portman, Commissioner Sue Blankenship, Commissioner Freddie Guerra, Commissioner Doug Robinson, and Commissioner Ed Maurer.

**ABSENT:** Chair Edmund Haas, Commissioner Jim Walker

Also present were Marcie Diamond, Assistant Director of Community Development/Planning; Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Coordinator; Mindi Hurley, Director of Community Development; Kumar Gali, Assistant Director of Engineering; Kami McGee, Planning Secretary; Kaitlyn Grizzle, Community Development Administrative Technician.

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, June 20, 2019, in the Council Chambers at 255 E. Parkway Boulevard.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

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**

Discussion regarding agenda items.

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.

Vice Chairman Portman called the meeting to order at 6:32 p.m.

2. Consider approval of the minutes for April 18, 2019.

A motion was made by Commissioner Robinson, seconded by Commissioner Blankenship, to approve the minutes as written. The motion passed unanimously, (5-0).

3. PUBLIC HEARING:

Consider approval of PD-299-C, Stacked Storage, zoning change request from C (Commercial) to PD-299-C (Planned Development-299-Commercial) to allow 5,100 square feet of office and 17,000 square feet of storage area, with a maximum building height of 35' on 2.7 acres of property located at the northeast corner of SH 121 and Coppell Road, and to amend the Land Use Map of the Coppell 2030, A Comprehensive Master Plan from "Urban Residential Neighborhood" to "Freeway Special District" at the request of Michael Cole, Stacked Storage.

Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that staff is recommending APPROVAL of the amendment to the Land Use Map of Coppell 2030, A Comprehensive Master Plan from "Urban Residential Neighborhood" to "Freeway Special District" and APPROVAL of PD-299-C, Stacked Storage subject to the following conditions:

1. The property shall be platted prior to the issuance of a building permit.
2. A tree removal permit shall be required prior to the removal of any trees on the site.
3. There will be additional comments at the time of detail engineering review and building permit.
4. The following PD Conditions shall be made part of the Ordinance:
  - A. Hours of Operation will be: Mon. - Fri.: 9 a.m. - 6 p.m., Saturday: 8 a.m. - 4 p.m., Closed Sundays (\*Limited access may be available outside of normal business hours by appointment only). Access to storage pods will be controlled and limited to business hours only, 24hr Access will not be permitted.
  - B. Prohibited materials - Any item or material that is considered illegal, hazardous or alive will not be permitted, including hazardous, combustible and toxic materials, chemicals, food products, animals, plants, weapons, etc.
  - C. Absolutely NO outside storage will be permitted at any time
  - D. The property owner (Stacked Storage) will build and maintain a 6-foot tall, double-thick masonry brick screening wall which will match the existing Willow Park entry wall.
    - i. This screening wall shall replace the existing wood fences, in coordination with the abutting property owners.
    - ii. The wall shall be constructed in accordance with the City of Coppell Standards.
    - iii. This wall shall be maintained by the PD-299-C property owners (Stacked Storage and/or future property owners) in perpetuity.
  - E. The building materials shall be as indicated on the building elevations, including: Painted Concrete Panels (Dark Tan, Dark Brown, Dark Gray, Light Tan), modular Brick – Ebony, Limestone Block (Coronado Stone) – Cream, and

**Metal Trim (Dark Gray, White, Black)**

**F. All site lighting provided will meet the City of Coppell Development Code article 36 standards for glare and lighting.**

**G. All attached signs and the monument sign shall be in accordance with the Sign Regulations.**

**Mike Cole, 1208 Twin Creek, Southlake, TX, Stacked Storage, was present to address any questions of the Commission.**

**Vice Chairman Portman opened the Public Hearing and advised that no one wished to speak. Vice Chairman Portman closed the Public Hearing.**

**A motion was made by Vice Chairman Portman, seconded by Commissioner Blankenship, to recommend approval of the agenda item with the conditions presented by staff. The motion passed unanimously, (5-0).**

**4.**

**PUBLIC HEARING:**

Consider approval of PD-209R2R-C, Town Oaks Centre (Biscuit Bar), zoning change request from PD-209R2-C (Planned Development-209-Revision 2-Commercial) to PD-209R2R-C (Planned Development-209-Revision 2 Revised-Commercial) to allow the re-occupancy of an existing vacant restaurant building requiring variances to the Zoning Ordinance including: the expansion of an outdoor patio area encroaching into the required setback area, five parking space deficit and sign variances on 0.57 acres of property located at the southeast corner of Sandy Lake Road and Denton Tap Road, at the request of Alen Hinckley, being represented by Janie Burkett, The Biscuit Bar.

**Marcie Diamond, Assistant Director of Community Development/Planning, introduced the case with exhibits. Ms. Diamond stated that Staff is recommending APPROVAL of PD-209R2R-C, TownOaks Centre, Biscuit Bar allowing setback variance for the patio, parking and sign variances, subject to the following revisions:**

**1. Revising the attached signs as follows:**

- a. Eliminate the two biscuits.tots.taps signs.**
- b. Relocate the 34.6 square foot Biscuit Bar logo pan from the east to the north elevation, and delete the proposed side (East) elevation from the sign packet (as it also indicates yellow building accents that are not approved).**
- c. Replace the proposed 48 square foot Biscuit Bar logo pan sign with a 34.6 square foot sign.**
- d. Replace the amber lens with white lens, as all lighting within the sign is required to be white.**

**2. There will be additional comments at the time of Building Permit review.**

**Janie and Jacob Burkett, 6505 W. Park Blvd, 306-343, Plano, TX, The Biscuit Bar, were present to address any questions of the Commission.**

**Vice Chairman Portman opened the Public Hearing and advised that no one wished to speak. Vice Chairman Portman closed the Public Hearing.**

**A motion was made by Vice Chairman Portman, seconded by Commissioner Robinson, to recommend approval of the agenda item with the conditions**

presented by staff except for revisions to condition #1 as follows: Revise the attached signs to allow for a maximum 80 sqft of signs. The signs can be colors and design as included in the sign package. The motion passed unanimously, (5-0).

5.

**PUBLIC HEARING:**

Consider approval of PD-224R2-HC, Northlake College, a zoning change request from PD-224R-HC (Planned Development 224 Revised-Highway Commercial) to PD-224R2-HC (Planned Development 224 Revision 2-Highway Commercial), to revise the Concept Master Plan and attach a Detail Site Plan to permit a 146,655 square foot building addition and associated variances on approximately 34.8 acres located at 101 S. Royal Lane, at the request of Dallas County Community College District, being represented by Scott Wegener, Beck Architecture.

Mary Paron-Boswell, Senior Planner, introduced the case with exhibits. Ms. Paron-Boswell stated that Staff is recommending APPROVAL of PD-224R2-HC, Northlake College North Campus, subject to the following conditions:

**1. Master Concept Plan Conditions:**

a. At the time of Detail Site Plan approval for the remaining acreage, the plans shall meet all development code requirements unless specifically varied at that time.

b. There shall be a coherent architectural theme and Detail Site Plans shall include elevation facades to assure architectural compatibility.

**2. Detail Plan – Construction Science Building:**

a. Additional comments will be generated at the time of Detail Engineering review.

b. Approval of the of the variances to the masonry veneer requirements and the location of more than 50% of the parking in the front yard along Royal Lane.

c. Label screening wall and enclosure materials.

d. All signs shall be compliant with the Sign Ordinance.

e. Gas tank enclosure area shall be well ventilated, have a canopy over the top and shall have a temperature gauge.

f. No outside storage allowed.

Scott Wegener, 1807 Ross Avenue, Dallas, TX, Beck Architecture, was present to address any questions from the Commission.

Vice Chairman Portman opened the Public Hearing and advised that no one wished to speak. Vice Chairman Portman closed the Public Hearing.

A motion was made by Commissioner Blankenship, seconded by Vice Chairman Portman, to recommend approval of the agenda item with the conditions presented by staff. The motion passed unanimously, (5-0).

6.

**PUBLIC HEARING:**

Consider approval of North Lake College, North Campus Addition, Lot 1R, Block 1 Replat, being a replat of Lot 1R, Block 1 of the North Lake College, North Campus Addition to provide required fire lanes and easements for the new buildings and parking on approximately 34.8

acres land located at 101 S. Royal Lane, at the request of Dallas Community College District being represented by Paul Rust, SAM, 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 of the replat of North Lake College, North Campus Addition, subject to the following condition being met:

1. There may be additional comments at the time of Engineering Review and Building Permit.

Vice Chairman Portman opened the Public Hearing and advised that no one wished to speak. Vice Chairman Portman closed the Public Hearing.

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

7. Consider approval of a 6 month extension to the approval of the Blackberry Farms 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 a six-month extension to the Final Plat, Phase 1, for Blackberry Farms. If granted, the Final Plat approval will expire on December 18, 2019.

Terry Homes, Denton Creek Land Company, LTD, was present to address any questions by the Commission.

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

8. Update on City Council Actions.

Ms. Diamond gave an update on City Council items from the May 14th meeting.

9. Assistant Director Update.

Community Development Director, Mindi Hurley, and Development Services Coordinator, Matt Steer, gave an update on the retirement of Assistant Director, Marcie Diamond. A video was shown of Chairman Haas giving a farewell speech to Ms. Diamond.

10. Adjournment.

There being no further business before the Planning & Zoning Commission, the

meeting was adjourned at 8:15 p.m.

---

Edmund Haas, Chairman

---

Kami McGee, Planning Secretary