



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, August 15, 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 Chairman Glenn Portman, Commissioner Freddie Guerra, Commissioner Doug Robinson, Commissioner Jim Walker and Commissioner Ed Maurer.

ABSENT: Chairman Edmund Haas, Commissioner Sue Blankenship

Also present were Mary Paron-Boswell, Senior Planner, Matt Steer, Development Services Coordinator; Mindi Hurley, Director of Community Development; Suzanne Arnold, Chief Building Officer; Kumar Gali, Assistant Director of Engineering; and Kami McGee, Planning Secretary.

Notice is hereby given that the Planning & Zoning Commission of the City of Coppel, Texas, met in Regular Called Session at 6:00 p.m. for Executive Session, Work Session followed immediately after, and Regular Session began at 6:30 p.m., on Thursday, August 15, 2019, at Town Center, 255 E. Parkway Boulevard, Coppell, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting was 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 is to consider the following items:

6:00 p.m. Executive Session (Closed to the Public) 1st Floor Conference Room

Vice Chairman Portman called the meeting to order at 6:00 p.m.

Section 551.071, Texas Government Code - Consultation with City Attorney.

Consultation with City Attorney concerning the implications of HB2439 and the Texas Government Code Section 3000.001 et. Seq.

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 Regular Session to order at 6:54 p.m.

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

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

3. Consider approval of an Ordinance for PD-240R6R-HC, Hat Creek Burger Company, a zoning change request from PD-240R6-HC (Planned Development-240-Revision 6-Highway Commercial) to PD-240R6R-HC (Planned Development-240-Revision 6-Revised-Highway Commercial) to allow a restaurant (approx. 1900-sf) with a drive-through, patio (approx. 1100-sf) and play area to be constructed on approximately 0.81 acres, at the northwest quadrant of SH 121 and Denton Tap Road, further identified as Lot 4, Block A, of the North Gateway Plaza Addition; and authorizing the Mayor to sign.

Mary Paron-Boswell, Senior Planner, presented the case with exhibits. Ms. Paron-Boswell stated that staff is recommending APPROVAL of PD-240R6R-HC, Hat Creek Burger Company, subject to the following conditions:

- 1. Additional comments will be generated at the time of Detail Engineering review.**
- 2. Approval of the variance to the signage request for 74 square feet,**
- 3. All signs must meet sign ordinance requirements relating to material and lighting.**
- 4. Revise the elevation sheets to accurately reflect the signage.**

Vice Chairman Portman opened the Public Hearing. Seeing that no one wished to speak, Vice Chairman Portman closed the public meeting.

Clay Christy, Claymoore Engineering, 1903 Central Drive, Bedford, TX 76201, was present to answer any questions of the Commission. Mr. Christy stated he was in agreement with conditions recommended by staff.

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

4. Update on City Council Actions.

The update on City Council Actions was given during Work Session.

5. Adjournment

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:06 p.m.

The City of Coppell acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell-sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Kori Konon, ADA Coordinator, or other designated official at (972) 304-3699, or TDD 1-800-RELAY TX, (1-800-735-2989).

Edmund Haas, Chairman

Kami McGee, Planning Secretary